

**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (1)  
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.**

**Tuesday, May 4, 2021**

**1:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

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- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
- 5. PRESENTATIONS**
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ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED  
AND VIDEO BROADCAST

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## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 04, 2021

**WARDS:** 5

**TITLE: 300 ATKINSON INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.19.001**

**ZONING BY-LAW AMENDMENT FILE Z.19.002**

**SITE DEVELOPMENT APPLICATION FILE DA.19.083**

**VICINITY OF ATKINSON AND CENTRE STREET**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment, and Site Development Files OP.19.001, Z.19.002 and DA.19.083 for the subject lands shown on Attachment 2. The Owner seeks permission to amend the Official Plan and Zoning By-law, and for site plan approval to permit a condominium development consisting of 46 townhouse units and 68 back-to-back townhouse units, on an 8 m wide private road, as shown on Attachments 3 to 8.

### **Report Highlights**

- The Owner proposes to amend the Official Plan and Zoning By-law 1-88 and requests site plan approval to permit 46 townhouse units and 68 back-to-back townhouse units
- The Development Planning Department supports the approval of the townhouse development as it is consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow – Growth Plan, 2019 as amended, the York Region Official Plan 2010, meets the intent of Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Official Plan Amendment File OP.19.001 (300 Atkinson Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 to permit a maximum of 68 back-to-back townhouses in a “Low-Rise Residential” designation on the subject lands.
2. THAT Zoning By-law Amendment File Z.19.002 (300 Atkinson Inc.) BE APPROVED, 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 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Committee of Adjustment, if required, to permit minor adjustments to the in-effect Vaughan Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
4. THAT Site Development File DA.19.083 (300 Atkinson Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department to permit the development of the subject lands with 114 townhouse units, as shown on Attachments 3 to 8.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Development File DA.19.083 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 114 townhouse units (349 person equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

## **Background**

The subject lands (the ‘Subject Lands’) are municipally know as 300 Atkinson Avenue, and are located on the west side of Atkinson Avenue, north of Centre Street, as shown on Attachment 2. The Subject Lands, currently occupied by a 2-storey school building which is closed, and the surrounding land uses are shown on Attachment 2.

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

The City on May 10, 2019, circulated a Notice of Public Meeting (the "Notice") to all property owners within an expanded polling area, and to the Beverley Glen Ratepayers Association. Copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed along the Atkinson Avenue frontage, in accordance with the City's Notice Sign Procedures and Protocols.

Vaughan Council on June 12, 2019, ratified the recommendation of Committee of the Whole to receive the Public Meeting report of June 4, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written comments were received by the Development Planning Department and at the Public Meeting:

**Deputations**

- Kevin Bechard, Weston Consulting, representing the Owner
- Mr. Joel Hirsch, Roseborough Crescent, Vaughan
- Mr. Mike Rabinovici, Newport Square, Vaughan
- Mr. Jeff Bergin, Roseborough Crescent, Thornhill
- Mr. Jack Weinberg, Rosedale North Residents Association, Rosedale Heights Drive, Vaughan
- Mr. Sheldon Basch, Braemar Court, Thornhill
- Mr. Anthony Dayton, Edmund Seager Drive, Thornhill
- Mr. Adi Shaked, Rose Green Drive, Thornhill
- Mr. Danny Cooper and Ms. Lori Sone-Cooper, Green Acres Road, Thornhill
- Mr. Larry Wolynetz, Maimonides Court, Thornhill
- Ms. Sarah Revich, Glen Crescent, Thornhill
- Dr. Hartly Miltchin, Dundurn Crescent, Thornhill
- Ms. Lindsay Pearlman and Leah Shilling, Binscarth Crescent, Thornhill
- Mr. Jonathan Levinoff, Rose Green Drive, Thornhill
- Mr. Gilad Epstein, Binscarth Crescent, Thornhill
- Mr. David Kurzman, Binscarth Crescent, Thornhill
- Mr. Russell Sugar, Rose Green Drive, Thornhill

**Written Submissions**

- Mr. David Green, Rose Green Drive, Thornhill
- Ms. Rebecca Mendonca, no address provided
- Mr. Jacob Hacker, no address provided
- Ms. Debby Small, no address provided

- Ms. Palma Maragoni, no address provided
- Yuri Krasnopolsky, Roxborough Lane, Thornhill
- Ms. Jodi Molson, no address provided
- Mr. Karl Beyeshev, no address provided
- Ms. Mila Mukelova, no address provided
- Mr. Ron Fairbanks, no address provided
- Anita & Stanley Wong, no address provided
- Mr. Stephen Pottins, no address provided
- Mr. Cary Weiss, Roseborough Crescent, Thornhill
- Mr. Matthew Shillow, Roseborough Crescent, Thornhill
- Mr. Steve Shnier, Roseborough Crescent, Thornhill

The Atkinson Neighbourhood Development Committee submitted a petition to the March 3, 2020, Committee of the Whole Public Meeting regarding Zoning By-law Amendment File Z.19.028 (300 Atkinson Ave Inc.) to permit a place of worship. The March 2020 petition for File Z.19.028 also included comments regarding the townhouse applications.

The following is a summary of the comments provided in the deputations and written submissions submitted at the Public Meeting, and written submissions received by the Development Planning Department. The comments have been organized by theme and a response is provided below:

a) Height and Density

The density is higher than the surrounding neighbourhood and is out of character with the area.

The City of Vaughan Urban Design Guidelines (UDGs) indicate that townhouse blocks should consist of no more than 6 units per block with a minimum width of 6 m. The Development includes more than 6 units in a block with widths just over 4 m.

The Owner is proposing building heights in excess of the heights permitted by Zoning By-law 1-88. The balconies and rooftop terraces proposed will create privacy issues for the existing residents of Roseborough Crescent and Rosedale Heights Drive.

Response

The Owner has revised the original design of the townhouse units along the south property line to reduce the building height from 3-storeys (rear portion of third floor with rooftop amenity) and heights of 11.35 m to 6.57m for the second storey rear portion of

each unit, provided a minimum rear yard setback of 7.5 m for the units abutting the existing detached dwellings and includes a 1.8 m high parapet to reduce overlook.

The back-to-back townhouse units have 4.1 m frontages which is less than what is recommended in the UDGs, however, the back-to-back built form provides below grade parking and therefore does not include a garage space as part of the typical front elevation for townhouse type development. These units are also located internally on the Subject Lands and therefore do not have a presence on a public right-of-way. In addition, this built form introduces an alternative housing type into the community. The standard townhouse units range in width from 4.5 m to 6.06 m.

b) Garbage Area

The Owner is proposing a garbage staging area located in the northwest corner of the Subject Lands close to the backyards of the existing homes to the west.

Response

The Owner is providing a garbage room within the underground parking layout. The above ground garbage staging area is setback more than 15 m from the property line to the west and is adequately landscaped and fenced. As a Condition of Site Plan approval, the Owner is required to work with the City to improve the garbage staging area by adding a brick wall enclosure and bollards prior to final site plan approval.

c) Parking

Underground parking is proposed with 25 surface parking spaces. The parking spaces provided may not meet the parking demand for the townhouse units and the proposed place of worship. The proposed parking will not accommodate present and future needs of the place of worship. Overflow parking will occur on the surrounding public roads such as Roseborough Crescent and Rosedale Heights Drive.

Response

The proposed development complies with the parking requirement in Zoning By-law 1-88 for each townhouse unit. However, the Owner seeks to reduce the number of visitor parking space required by Zoning By-law 1-88 from 29 to 26 parking spaces. The Owner has revised the applications to remove the proposed place of worship and proposes a future townhouse block under revised Zoning By-law Amendment and Site Development Files Z.19.028 and DA.19.081. Parking for the proposed townhouse block will be discussed in a future Committee of the Whole report.

d) Existing Trees/ Impacts to Neighbouring Properties

Existing trees will be removed on the Subject Lands. The development will impact existing trees and landscaping in the backyards of the private homes.

Response

Staff have requested the Owner to preserve as many trees as possible, however, due to proposed regrading, resurfacing, and conflicts with underground infrastructure, the Arborist Report prepared for the subject lands identify all trees on Subject Lands could not be preserved. The Owner is proposing to remove 39 trees and plant 81 new trees. The proposed removal of trees close to the property line includes the removal of both tree trunk and stump. The Owner will be required to comply with the Tree Protection By-law 052-2018 regarding the removal of trees.

e) Other Comments Provided

Is the proposed adjacent place of worship part of this development?

Response

The Owner has amended Zoning By-law Amendment and Site Development Files Z.19.028 and DA.19.081 (300 Atkinson Ave. Inc.) to replace the place of worship with a townhouse block to be considered through a future separate application process.

f) How long will the construction period of this project be?

Response

Should these applications be approved, a construction schedule will be determined at the Building Permit Application stage. The Owner has advised that once commenced, the construction period for the proposed townhouse development will be approximately 22 months.

The Development Planning Department on April 23, 2021, sent a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation at the Committee of the Whole or submitted written and email correspondence to the City regarding the Applications.

The Owner held a Virtual Community Open House on September 24, 2020, with the Rosedale North Ratepayers Association, the Atkinson Neighbourhood Development Committee, and area residents to discuss the proposed development and obtain community comments. Staff were in attendance. The comments expressed at this meeting were similar to those raised at the Public Meeting and through correspondence.



## **Previous Reports/Authority**

Previous reports relating to the Applications, considered by Committee of the Whole (Public Meeting) in June 2019, can be found at the following links:

[https://vol.vgn.cty/departments/OCC/Council%20Secretariat/Extracts%20Library/2019/Committee/22ph0604\\_19ex\\_full.pdf](https://vol.vgn.cty/departments/OCC/Council%20Secretariat/Extracts%20Library/2019/Committee/22ph0604_19ex_full.pdf)

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=17207>

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=17208>

## **Analysis and Options**

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

300 Atkinson Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a condominium development consisting of 46 townhouse units and 68 back-to-back townhouse units (the 'Development'), as shown on Attachments 3 to 8

1. Official Plan Amendment File OP.19.001 to amend Vaughan Official Plan 2010 ('VOP 2010') to permit back-to-back townhouses in the "Low-Rise Residential" designation.
2. Zoning By-law Amendment File Z.19.002 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 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Site Development File DA.19.083 to facilitate the Development comprised of 46 townhouse units and 68 back-to-back townhouse units, as shown on Attachments 3 to 8.

***The Owner has revised the Official Plan amendment application and the related Zoning By-law Amendment and Site Development Files Z.19.028 and DA.19.081 (300 Atkinson Inc.)***

The Owner on March 31, 2021, revised the Official Plan Amendment Application to delete the request to permit a place of worship on a 0.07 ha (southeast) portion of the Subject Lands. The Owner also revised the related Zoning By-law Amendment and Site Development Files Z.19.028 and DA.19.081, to replace the place of worship on this portion of the Subject Lands with a townhouse block consistent with the balance of the Development. The revised applications will be considered at a future Committee of the Whole meeting.

***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020, ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS policies support the goal to enhance the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The *Planning Act* requires that Council's planning decisions be consistent with the PPS.

Back-to-back townhouse units as a built form are proposed in the "Low-Rise Residential" designation to provide an additional housing option at a density consistent with the Housing policies of the PPS (Section 1.4.3). The Development adds to the variety of unit types in the community and promotes the efficient use of land.

The Subject Lands are located on Atkinson Avenue, identified as a Major Collector road on Schedule 9 of VOP 2010 and serviced by York Region Transit Thornhill #3 and #160 bus routes which provide everyday service and connect to higher order transit services. The Subject Lands are located within walking distance to the Viva Next Bathurst Street and Centre Street Rapidway project and existing retail, restaurant, entertainment, community service, and institutional uses at Bathurst Street and Centre Street supporting the Settlement Area policies of the PPS (Section 1.1.1) by providing transit supportive land uses.

The Development is consistent with the PPS, specifically Sections 1.4.3 and 1.1.1b) and e).

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended***

The Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan') as amended is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including; directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The *Planning Act* requires that Council's decisions conform to, or do not conflict with, the Growth Plan.

The built form would utilize the Subject Lands more efficiently, make use of existing infrastructure and provide housing supportive of the Growth Plan objectives. Section 2.2.1 directs growth to settlement areas and locations with existing or planned transit to achieve complete communities, to provide a range of housing options with connections to existing or planned municipal water and wastewater systems. Accordingly, the Development conform to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010 (the 'YROP')***

The Subject Lands are designated "Urban Area" by the York Region Official Plan 2010 ('YROP 2010'). Section 5.3 of the YROP outlines policies for development within the urban structure by encouraging residential development to occur within the built-up area as defined by the Province's Built-Up Area Boundary in the Growth Plan. Well-designed pedestrian-friendly and transit-oriented built form is encouraged. The Development will assist in achieving these goals as it includes residential townhouse units with a range of unit sizes that will provide compact development and make more efficient use of the Subject Lands. There are rapidway stops at Bathurst Street and Atkinson Avenue, and Bathurst Street and Centre Street which are both within walking distance.

Section 3.5 of the YROP, Housing our Residents, provides housing objectives to promote an integrated community structure and design to ensure a broad mix and range of lot sizes, unit sizes, housing forms, types and tenures to satisfy the needs of the Region's residents and workers. The Development is located on a Major Collector road within walking distance to the Bathurst Street and Centre Street transit corridor, promoting a transit supportive density and making efficient use of the Subject Lands.

In consideration of the above, the Development conforms to the policies of the YROP.

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

The Subject Lands are designated "Low Rise Residential" by VOP 2010 and are located within a Community Area as identified on Schedule 1, Urban Structure, of VOP 2010. The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings with no prescribed maximum density and a 3-storey building height. The designation also permits public and private institutional buildings.

VOP 2010, Policy 9.2.2.1, does not specifically recognize back-to-back townhouse units as a built form within the Low-Rise Residential designation, therefore, an amendment to VOP 2010 is required to permit the proposed back-to-back townhouse units.

The back-to-back townhouse units represent a similar built form to the standard townhouse units. The back-to-back units are located in the interior of the Subject Lands. VOP 2010, Policy 2.2.3.3 allows for limited intensification in Community Areas. The Development provides standard townhouse units along the Atkinson Road frontage and abutting the existing residential dwellings. The back-to-back built form represents approximately 50% of the Development.

In consideration of the Provincial and Regional policies encouraging intensification within the Urban Boundary, transit supportive development, the Development is considered to be consistent with Provincial policies, conforms to the YROP, and maintains the intent of VOP 2010.

***The VOP 2010 amendments resulting from the “Community Area Policy Review for Low-Rise Residential Designations” within Established Large Lot-lot Neighbourhoods do not apply***

The Subject Lands are not identified as an “Established Large-Lot Neighbourhoods” as identified through the “Community Area Policy Review for Low Rise Residential Designations” (‘Official Plan Amendment 15 (‘OPA 15’) of VOP 2010’) and Schedule 1B of VOP 2010 which came into effect on May 28, 2019. “Established Large-Lot Neighbourhoods” are characterized by large lots with minimum lot frontages of 21 m to 30 m. Accordingly these Applications are not subject to the policies of OPA 15.

Vaughan Council, on October 19, 2016, approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the ‘Guidelines’), clarifying VOP 2010 policy that applies to established Community Areas. The Guidelines apply to the Subject Lands.

The Development addresses the following sections of the Guidelines:

- Section 5.1 Orientation – the townhouse units along Atkinson Avenue have front entrances facing the street
- Section 5.2 Pathways – each townhouse unit has a pathway that leads to the front door from the sidewalk and/or internal private road
- Section 5.3 Entrances – each unit has a defined front door with a stairway
- Section 5.5 Front yard setbacks – units along Atkinson Avenue have a minimum 4.5 m front yard setback and have landscaped front yards
- Section 5.6 Interior side yards – there are no end units that flank the public street, all interior side yard building setbacks are a minimum of 1.5 m
- Section 5.8 Height and Massing – townhouse block heights maintain a 45 degree angular plane from the rear property line abutting the existing detached homes
- Section 5.9 Block Separation – All townhouse blocks are separated by a minimum of 3 m
- Section 5.19 Parking – parking and service areas are located underground and internal to the Development away from Atkinson Avenue
- Section 5.23 Serving and Utility areas – air conditioning units are not located in the front yards; the waste storage room is underground; the waste staging area

will be enclosed, screened and setback from property lines; and meters will be appropriately screened

- Section 5.24 Underground parking access – the underground parking access is integrated into the Development and is not visible from the public street
- Section 5.27 Visitor Parking – visitor parking is located throughout the site
- Section 5.28 Pedestrian circulation – sidewalks are barrier free and are provided throughout the Development with connections to the outdoor amenity space

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

The Subject Lands are zoned “R3 Residential Zone” as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to “RM2 Multiple Family Residential Zone”, in the manner shown on Attachment 3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 as follows:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Family Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Family Residential Zone Requirements</b>
a.	Definition of Amenity Area	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.	Amenity Area means space outside a dwelling unit within or outside the building designed for the passive enjoyment of active recreational needs of the residents including patios, hard and soft landscaped areas on the site, balconies, roof terraces (Blocks 1 to 3 and Blocks 10 to 15) and other areas suitable for recreational purposes

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Family Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Family Residential Zone Requirements</b>
b.	Definition of Parking Space, Tandem	Not defined	Parking Space, Tandem means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway and can be included in the minimum required parking calculation. A maximum of 4 tandem parking spaces shall be permitted
c.	Maximum Building Height	11 m	12.91 m (Blocks 10 to 15)
d.	Minimum Visitor Parking Requirements	<u>Visitor Spaces</u> 114 units @ 0.25 spaces/unit = 29 parking spaces	<u>Visitor Spaces</u> 114 units @ 0.20 spaces/unit = 23 parking spaces (26 parking spaces proposed)
e.	Minimum Landscape Requirements	6 m (Atkinson Avenue)	4.5 m (Atkinson Avenue)
f.	Minimum Setback to Portions of Buildings Below Grade	1.8 m	0.5 m (along the north property line)
g.	Minimum Amenity Area	81 – 3 Bedroom units @ 90m <sup>2</sup> /unit = 7,290 m <sup>2</sup>  33 – 4 Bedroom units @ 110m <sup>2</sup> / unit = 3,630 m <sup>2</sup>  Total Required Amenity Area = 10,920 m <sup>2</sup>	9,941.7 m <sup>2</sup>

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Family Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Family Residential Zone Requirements</b>
h..	Minimum Parking Space Width	2.7 m (parallel parking space)	2 m (parallel at grade visitor parking spaces)
i.	Minimum Lot Area	230 m <sup>2</sup> /unit	142.4 m <sup>2</sup> /unit

The proposed zoning exceptions identified in Table 1 would facilitate a Development consistent with Provincial policies that promote the efficient use of land within the built-up area, meets the intent of VOP 2010 and is compatible with the surrounding development.

In consideration of the above, the Development Planning Department is satisfied the “RM2 Multiple Family Residential Zone” and site-specific zoning exceptions are appropriate and maintain the intent of the Low-Rise Residential designation of VOP 2010.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.19.002 a Recommendation is included to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

***The Development Planning Department is satisfied with the proposed site plan and building elevations, subject to the Recommendations in this report***

Site Plan

The site plan shown on Attachment 3 includes 9 traditional townhouse blocks (Blocks 1 to 9), with minimum 7.5 m backyards, located around the periphery of the Subject Lands, and six back-to-back townhouse blocks (Blocks 10 to 15) located in the interior

of the site. The 7.5 m rear yard setback matches the minimum rear yard setback required by the existing R3 Residential Zone and R4 Residential Zone of the existing detached dwellings located south and west of the Subject Lands. An outdoor amenity area and playground are located at the centre of the Development. A total of 248 parking spaces are proposed, including 222 spaces in a one level underground parking garage and 26 at-grade visitor parking spaces. Four tandem parking spaces are proposed and will be utilized as a second allocated parking space for a single townhouse unit. Access to the Subject Lands would be provided by an 8 m wide private road from Atkinson Avenue.

An enclosed garbage/recycling room is located in the underground parking garage. A loading area is located approximately 24.5 m from the west property line and proposed to be surrounded on three sides by a wooden privacy fence and landscaping. The loading area is located at the end of Street 'A' and provides a minimum 18 m straight ahead approach and adequate space for truck maneuvering on-site as required by the City's Waste Collection Design Standards. The garbage and recycling containers will be transferred from the enclosed garbage room located in the underground parking garage and placed in the loading area on garbage pick-up day. In consideration of the location of the garbage storage area in proximity to existing residential uses to the west and Rosedale North Park, the Development Planning recommends the storage area be enclosed and complement the materials (e.g. brick) and the design of the overall Development.

### Building Elevations

The building elevations shown on Attachments 5 to 8 include grey metal roof material, dark grey flashing, dark grey wood patterned panels, and red brick cladding. The building elevations include four different townhouse styles including: 3-storey with rooftop amenity for Blocks 1 to 3; 3 storey townhouse units with the rear portion of the third floor being a rooftop amenity area screened by a 1.8 m high parapet wall for Blocks 4 to 6; 3-storey units for Blocks 7 to 9; and 3-storey back-to-back townhouse units with rooftop amenity areas for Blocks 10 to 15.

The Development Planning Department recommend the building elevations, materials and colour pallet be provided to add variety to the streetscape, particularly along Atkinson Avenue and within the Development. Recommendations to this effect are included in Attachment 1 to this report.

### Landscape Plan

The Landscape Plan shown on Attachment 4, includes a variety of trees, shrubs, and hard and soft landscape areas to provide screening and shade throughout the Subject



Lands. A private amenity space and playground area is provided between the back-to-back townhouses located in Blocks 10 to 12 and 13 to 15. Seating, a shade structure and associated trees and shrubs are provided near the playground. Urban Design recommend that additional seating be added to the central grass open space area to provide rest areas away from the playground.

A transformer is proposed in the northeast corner of the Subject Lands which should be screened/wrapped with decorative material. Conditions of Approval to this effect are included in Attachment 1.

The Development Planning Department will continue to work with the Owner to finalize the site plan, building elevations and landscaping as discussed above.

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 32 (bronze level). This score meets minimum threshold requirements.

#### Tree Protection Protocol

The Owner, prior to the execution of the Site Plan Agreement, is required to enter into a Tree Protection Agreement with the City in accordance with the Vaughan Council enacted Tree Protection By-law 052-2018 and the City's Tree Protection Protocol. The Agreement regulates the preservation and removal of trees on public and private property in the City of Vaughan. The submitted Arborist report identify a total of 39 replacement trees are required to be planted on the Subject Lands. The proposed landscape plan includes 81 new trees on Subject Lands, therefore, no cash-in-lieu compensation would be required. A Letter of Credit in the amount of \$41,247.50 shall be provided to ensure tree preservation measures are completed in accordance with the Tree Protection Agreement for the Subject Lands. A condition to this effect is included in Attachment 1.

The submitted Arborist Report identify all the trees on neighbouring properties are to be preserved and will be protected with tree protection hoarding to prevent damage during construction. Work within the tree protection zone of neighbouring trees will be subject to special requirements to ensure their protection and may be monitored by a certified arborist. The Arborist Report tree inventory and preservation plan identifies Tree #s 62, 65, 66, 67 and 69 as trees in neighbouring properties. The trees require a letter of consent from the neighbouring property owners to acknowledge that there may be possible injuries to the trees. If written consent cannot be obtained extra mitigation

measures will be required to be provided to the satisfaction of the Vaughan Forestry Department.

The Arborist Report requires the Owner to use a stump grinding tool to remove tree stumps within 6m of the property line. Removal of the stump using a stump grinding tool will ensure that surface roots that may travel into private property remain undisturbed and will deteriorate over time. Should any damage occur to neighbouring trees or yards as a result of tree removal, the Owner will be required to ensure any damage is repaired under the provision of the Tree Protection Agreement.

#### Archaeology

The Subject Lands are clear of any built heritage and cultural heritage landscapes and are not located within an area as having archaeological potential. The appropriate warning clauses regarding archaeological resources or human remains being located during construction are included in Attachment 1 of this report.

#### ***The Development Engineering Department has no objection to the Development, subject to conditions***

The Development Engineering ('DE') Department has no objection to the Development subject to the conditions included in Attachment 1.

#### Water Supply

The Subject Lands are located within Pressure District 6 (PD6) and will be serviced by the existing municipal watermain on Atkinson Avenue which will provide adequate flows and pressures to service the Subject Lands. The watermain is proposed to be raised to allow for the required minimum vertical separation between the watermain and proposed sanitary sewer connection. The Owner will be required to enter into a Development Agreement to address the required modifications.

#### Sanitary Servicing

The sanitary drainage for the Subject Lands will outlet to the existing municipal sewer on Atkinson Avenue via a new service connection. The Development includes 114 townhouse dwellings (399 people). The Functional Servicing Report and City's sanitary model concluded that the downstream sanitary sewer system has residual capacity to convey the flows generated by the proposed Development.

#### Stormwater Management

The Subject Lands are located within the Don River watershed and were pre-serviced to accommodate the existing school. Based on the Functional Servicing Report, the proposed peak flows up to and including the 100 year storm events will be controlled to the allowable release rate. Emergency overland flow path is proposed through the

future development block site; accordingly, a drainage easement will be required and is included in the Conditions of Approval in Attachment 1.

#### Lot Grading

The Subject Lands drain southeast towards Atkinson Avenue based on the existing topography which have slopes in the range of 0.50% to 5.50%. The DE Department has reviewed the provided Grading Plan and has no objections to the proposed grading subject to addressing DE Department comments issued December 23, 2020 and Conditions of Approval in Attachment 1.

#### Environmental Site Assessment

The Owner submitted a Phase One Environmental Site Assessment (ESA) report prepared by Golder Associates Ltd., dated February 2019. The findings of the ESA report indicated a minimal potential of environmental adverse effect and no further investigations were recommended. The DE Department is satisfied with the submitted documentation and findings.

#### Noise Attenuation

The Owner submitted a noise report entitled Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated July 15, 2020, to investigate the potential impact of environmental noise on the proposed Development. The report recommended provisions for adding central air conditioning for Blocks 1, 2, and 3 and warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to ensure all future occupants are aware of the potential for noise.

The DE Department is satisfied with the submitted documentation and findings.

#### Road Network

Access to the Development will be provided from the two existing full movement driveways located on Atkinson Avenue.

The 300 Atkinson Avenue Transportation Impact Study prepared by Paradigm Transportation Solutions, assesses the weekday AM and PM peak hour traffic impacts of the Development to the horizon year of 2023. The Development is anticipated to generate net-negative trips in comparison to the existing private school, meaning the proposed Development will result in reduced AM and PM peak hour traffic trips and will not adversely impact the surrounding road network. A total of 248 parking spaces are proposed whereas 200 parking spaces are required by Zoning By-law 1-88. This results in a surplus of 48 parking spaces.

Atkinson Avenue is served by two existing York Region Transit routes (#3 and #160). The Development is located within walking distance from the existing Promenade Bus

Terminal and future Bus Rapid Transit (BRT) station, just west of Bathurst Street and Centre Street, providing connectivity to additional transit routes.

The connectivity of the Subject Lands are well served by active transportation, both internally and externally, such as sidewalks and bike lanes. A connected, continuous sidewalk network is proposed on-site with sidewalks proposed on at least one side for all internal laneways connecting to the external municipal sidewalks on both sides of Atkinson Avenue and Centre Street.

Bicycle lanes will be implemented on Centre Street as part of the BRT works west of Bathurst Street. Proposed bicycle lanes on Atkinson Avenue are also identified in the City of Vaughan Pedestrian and Bicycle Master Plan (PBMP). A total of 82 secure long-term bicycle parking spaces are proposed in the underground parking garage. Provisions are also proposed for cyclist trip-end amenities such as bicycle repair stations.

***The Parks Infrastructure Planning and Development Department has no objection to the Development***

The Development directly abuts Rosedale North Park's baseball facility which is used extensively by the community. The baseball facility was constructed and appropriately set back from the former institutional use. The proposed Development has an approximate 10 m setback from the baseball facility whereas a 30 m setback is required from residential property lines for noise and safety concerns. In order to address potential issues regarding noise and errant balls from this facility, Parks Planning staff require that a 3 m high fence to be constructed along the full length of the Subject Lands abutting Rosedale North Park.

The Owner is also required to remove and replace/enhance the existing overhanging baseball backstop within Rosedale North Park with a 7.62 m backstop, in order to address potential townhouse safety and liability issues from baseballs hitting or landing onto the Subject Lands. The Owner will be required to submit a Letter of Credit to the City for the costs to build and/or replace the enhanced backstop. The specific Letter of Credit details are included the Conditions of Approval (Attachment 1) of this report. Detailed specifications will be provided during the detailed-design stage, in coordination with staff from Parks Infrastructure Planning and Development, Parks, Forestry and Horticulture Operations, and Development Planning (Urban Design and Cultural Heritage).

In order to facilitate the construction of the underground parking garage associated with the Development an encroachment into Rosedale North Park will be necessary. The Owner will be required to enter into an Encroachment Agreement with the City as a

Condition of Site Plan approval. A Letter of Credit will be required for the associated encroachment on City property including but not limited to any temporary works. Conditions to this effect are included in Attachment 1 of this report.

***Cash-in-lieu of the Dedication of Parkland is required for the Development***

The Office of the Infrastructure Development Department, Real Estate Services ('RE') has no objection to the approval of the Applications. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by RE Services, and the approved appraisal shall form the basis of the cash-in-lieu payment.

***Development Charges apply to the Development***

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Site Plan Agreement.

***The School Boards have no objection to the Development***

The York Region District School Board and York Catholic District School Board have advised they have no objection to the Applications.

***Canada Post has no objection to the Development, subject to conditions***

Canada Post have no objection to the Applications, subject to their Conditions of Approval in Attachment 1 of this report.

***The various utility companies have no objection to the Development***

Bell Canada, Enbridge Gas, Rogers, and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval in Attachment 1 of this report.

***The Fire and Rescue Services Department has no objection to the Development***

Fire and Rescue do not object to the Development.

**Financial Impact**

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

## **Broader Regional Impacts/Considerations**

York Region has determined the proposed Official Plan Amendment is a matter of local significance and does not adversely affect Regional planning policies or interest, and on this basis has exempted the Official Plan Amendment File OP.19.001 from Regional Approval by Regional Planning Committee and Council. York Region has no objection to the Development subject to Conditions of Approval in Attachment 1 of this report.

## **Conclusion**

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment and Site Development File OP.19.001, Z.19.002 and DA.19.083, to facilitate a development consisting of 46 townhouse units and 68 back-to-back townhouse units as shown on Attachments 2 to 8, together with the site-specific amendments to the Official Plan and Zoning By-law.

The Development Planning is of the opinion that the Applications will permit a Development consistent with the PPS, conforms to the Growth Plan and the YROP 2010 and maintains the intent of VOP 2010, and is compatible with the surrounding area context. Accordingly, the Development Planning Department supports the approval of the Applications, subject to the Recommendations of this report.

**For more information**, please contact: Carol Birch, Planner, Development Planning, extension 8485.

## **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations – Facing Atkinson Avenue (Blocks 1 to 3)
6. Building Elevations – Back-to-Back Townhouse Units (Blocks 10 to 15)
7. Building Elevations – Standard Townhouses (Blocks 4 to 6)
8. Building Elevations – Standard Townhouses (Blocks 7 to 9)

## **Prepared by**

Carol Birch, Planner, ext. 8485

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 a prominent loop at the end.

Mauro Peverini, Chief Planning Official

**Reviewed by**

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is cursive and somewhat stylized, with a long horizontal stroke at the end.

Jim Harnum, City Manager





## **Attachment 1 – Conditions of Site Plan Approval**

### **Site Development File DA.19.083 (300 Atkinson Inc.) Conditions of Approval:**

- 1) THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the following revisions to the Development: the garbage staging area shall be enclosed using materials (e.g. brick) and a design to complement the overall development; the building elevations of the units fronting onto Atkinson Avenue shall be updated to provide additional variety and building materials; the building materials throughout the project provide greater variety; the final location of utility meters shall be confirmed and appropriately screened.
  - b) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, tree inventory and removal plan, and lighting plan;
  - c) The Environmental Services Department shall approve the final Waste Collection Design Standards and the Owner shall address the Environmental Services Department comments dated December 17, 2020;
  - d) The Development Engineering Department shall approve the final grading and servicing plan, erosion and sedimentation control plan, functional servicing report, traffic impact study, transportation demand management plans, noise report and construction management plans;
  - e) The Owner shall enter into a Development Agreement with the City of Vaughan, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads and municipal services, including modifications of the watermain along Atkinson Avenue, installation of new services, landscaping and fencing. The Development Agreement shall be registered against the Subject Lands to the satisfaction of the City, and the construction drawings shall be approved;
  - f) The Owner shall remove all school related signs in the area as per the recommendation of the Transportation Impact Study, and the final site plan drawing must be revised to include tactile markings, depressed curbs, and sidewalks;

- g) The Owner shall submit a Consent Application and it shall be final and binding and in effect to establish a storm drainage easement for the proposed emergency overland flow route through the future development block. The drainage shall be self-contained and should not negatively impact the adjacent properties. Accordingly, the grading plan needs to be revised, or a drainage easement needs to be provided;
- h) The Owner must ensure lot surfaces within 6 m of the dwelling shall be constructed at a 2% - 5% slope and the grading plan revised accordingly.
- i) The Owner shall obtain a Discharge Permit for Long-Term Ground Water Discharge from the City, Environmental Services Department prior to the discharge groundwater accumulating or collecting on private lands into the City's storm sewer system;
- j) The Owner shall implement all Transportation Demand Management measures as identified in the Transportation Impact Study;
- k) The Owner shall address all the Development Engineering comments and provide a comment response matrix indicating how each comment has been addressed;
- l) The Owner shall obtain all necessary approvals from the Toronto and Region Conservation Authority (TRCA), if applicable;
- m) Prior to final approval, the Owner shall provide to York Region the following documentation to confirm that water and wastewater services are available to the Development and have been allocated by the City of Vaughan:
  - i) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan, or any phase thereof; and
  - ii) a copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the Development remains valid at the time of the request for York Region clearance of this condition;
- n) The Owner shall enter into a Tree Protection Agreement. A letter of credit in the amount of \$41,247.5 (to be confirmed by Forestry) shall be provided based on the associated costs calculated in the arborist report provided by John Woodside Arborist revised August 14, 2020. The above-mentioned

amount includes hoarding, removal, and compensation for the impacted trees on the Subject Lands

- o) The Owner shall agree to be responsible for the total cost of the design and construction of a 3 m high wire fence proposed along the northern property line between the Subject Lands and the municipal park (Rosedale North Park), all works to complete the fence and associated landscaping works, including but not limited to any works of a temporary nature. The fence is to be constructed entirely on the subject lands and of materials which will not impede the drainage of stormwater flows from the subject lands (adjacent to active baseball facility), to the satisfaction of the City;
- p) The Owner shall agree to construct, enhance and or replace the existing overhanging baseball backstop to the satisfaction of staff from Parks Planning and Parks Operations. The Owner shall agree to be responsible for the total cost, by providing a Letter of Credit, for the design and construction of all works to complete the overhanging baseball backstop and any associated landscaping/restoration works, including but is not limited to any works of a temporary nature, to the satisfaction of the City. During the detailed-design stage, specifics will be provided to the applicant, in order to construct, enhance and or replace the existing overhanging baseball backstop. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted enhanced backstop works, in the case where the Owner does not fulfil these obligations, and/or if deemed necessary by the City;
- q) The Owner shall enter into an Encroachment Agreement with the City for the construction/development of the Subject Lands and/or structures associated with the Development. The Encroachment Agreement will include details on, including but not limited to, the following:
  - Plans, design, details and specifications on the construction of encroachments to the City's satisfaction
  - Details on any impacts and/or removals/transplantation/replacement of City trees including certified arborist report(s) on existing vegetation
  - Construction access and temporary parking/staging areas
  - Details on temporary hoarding and signage
  - Shoring system including plans, designs and details
  - Provision of financial securities for shoring including restoration of City property and other relevant matters including provision of release of securities upon completion of works to the City's satisfaction
  - Details of liability and insurance coverage
  - Other matters pertaining to implementation and execution of works

- Documentation including as-built and photo documentation of existing conditions, and
  - Warranty requirements for a period of 13 months after substantial completion
- r) The Owner shall agree to provide the City representative with a Letter of Credit totaling the complete costs associated with the above mentioned encroachment agreement and/or structures associated with the proposed development (e.g. underground parking garage etc.) encroaching on City property, which shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to, all required surveying, grading, landscape restoration along with all required construction costs. The Owner is responsible for the total cost of the design and construction of all works to complete the underground parking garage, and/or structures associated with the encroachment on City property including but not limited to any works of a temporary nature. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted works where deemed necessary by the City.
- s) The Owner shall provide the City with seven (7) days written notice to allow the City to issue a permission to enter (PTE) prior to any works on park property. The owner shall coordinate a site meeting with the Parks Planning, Parks Delivery/Parks, Forestry and Horticulture (if necessary) and the General Contractor to review site conditions prior to the commencement of any work; and
- t) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada, and Canada Post.
- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:

Conditions

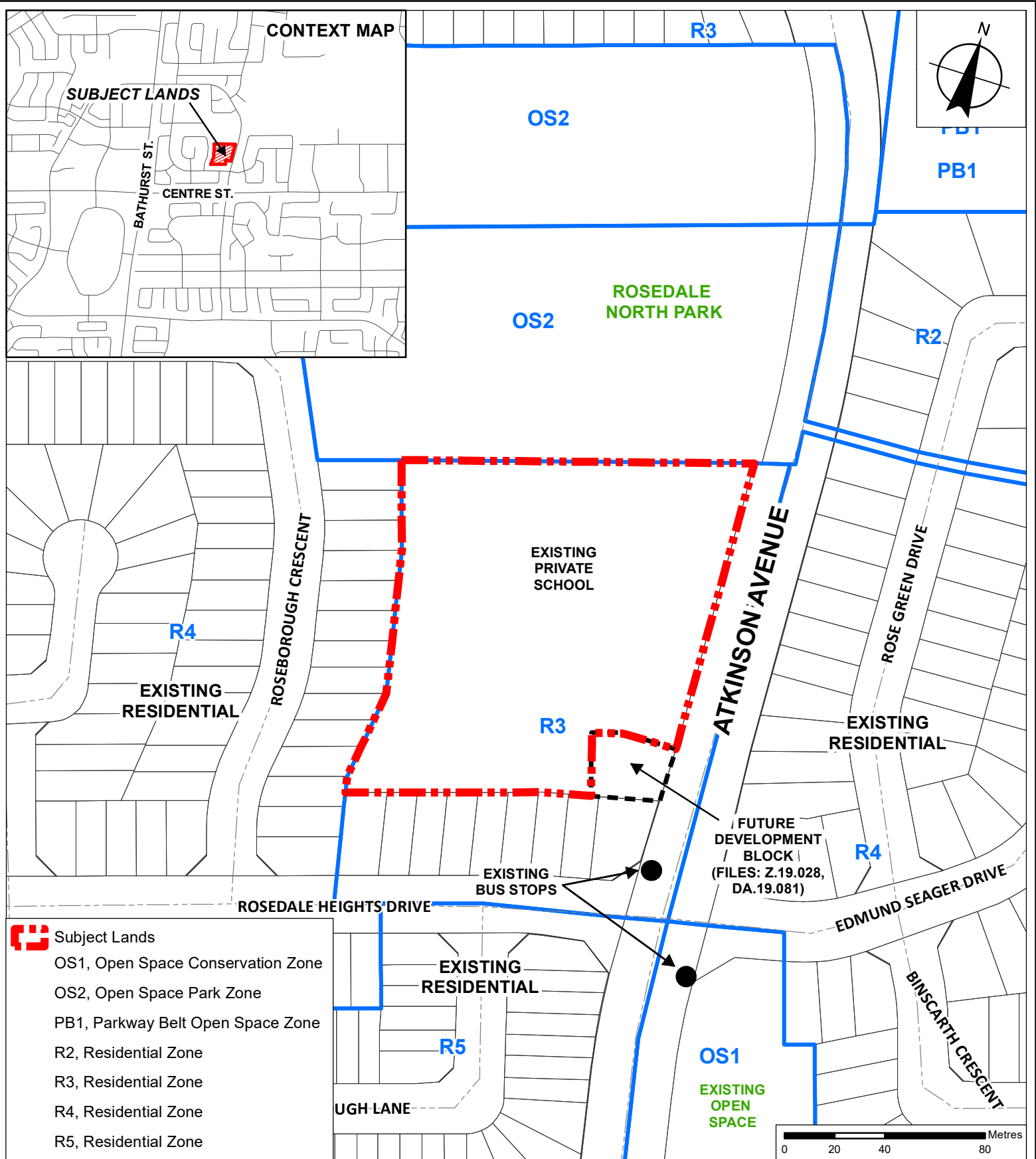
- a) "The Owner must supply, install and maintain a centralized mail box facility to Canada Post's specifications in accordance with the Canada Post Delivery Standards Manual. The Owner shall contact Canada Post in advance of the construction start date, to discuss a suitable mailbox/mailroom location."
- b) "The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."

- c) "The Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the Subject Lands, prior to issuance of a Building Permit."

#### Warning Clauses

- "Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division."
- "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division."
- The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all units on Blocks 1, 2 and 3: "Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks and in compliance with the City's noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of City of Vaughan By-Law 1-88."
- The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all units: "Purchasers and/or tenants are advised that a future development block is located adjacent to Block 4."
- "Purchasers and/or tenants are advised that there is an adjacent neighborhood park (Rosedale North Park) and that lighting and noise should be expected from the use of the park for recreation purposes. A 3 m high fence is to be constructed on the lot abutting the park block boundary with all fencing material, including foundations, as the lot directly abuts a Park with an active recreational facility (baseball diamond)."

- “Purchasers and/or tenants are advised that the adjacent neighbourhood park (Rosedale North Park) is currently serviced with an active baseball diamond. As a result, the potential for errand balls should be expected, regardless of safety measures implemented (3.0 m high fence and enhanced baseball backstop).”
- "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”
- "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increased usage, lighting and/or noise."
- “The Owner/Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated community mailbox, and to include the exact locations (list of lot #s) of each of these community mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.”



## Context and Location Map

**LOCATION:** Part of Lot 31,  
Concession 1; 300 Atkinson Avenue

**APPLICANT:**  
300 Atkinson Inc.



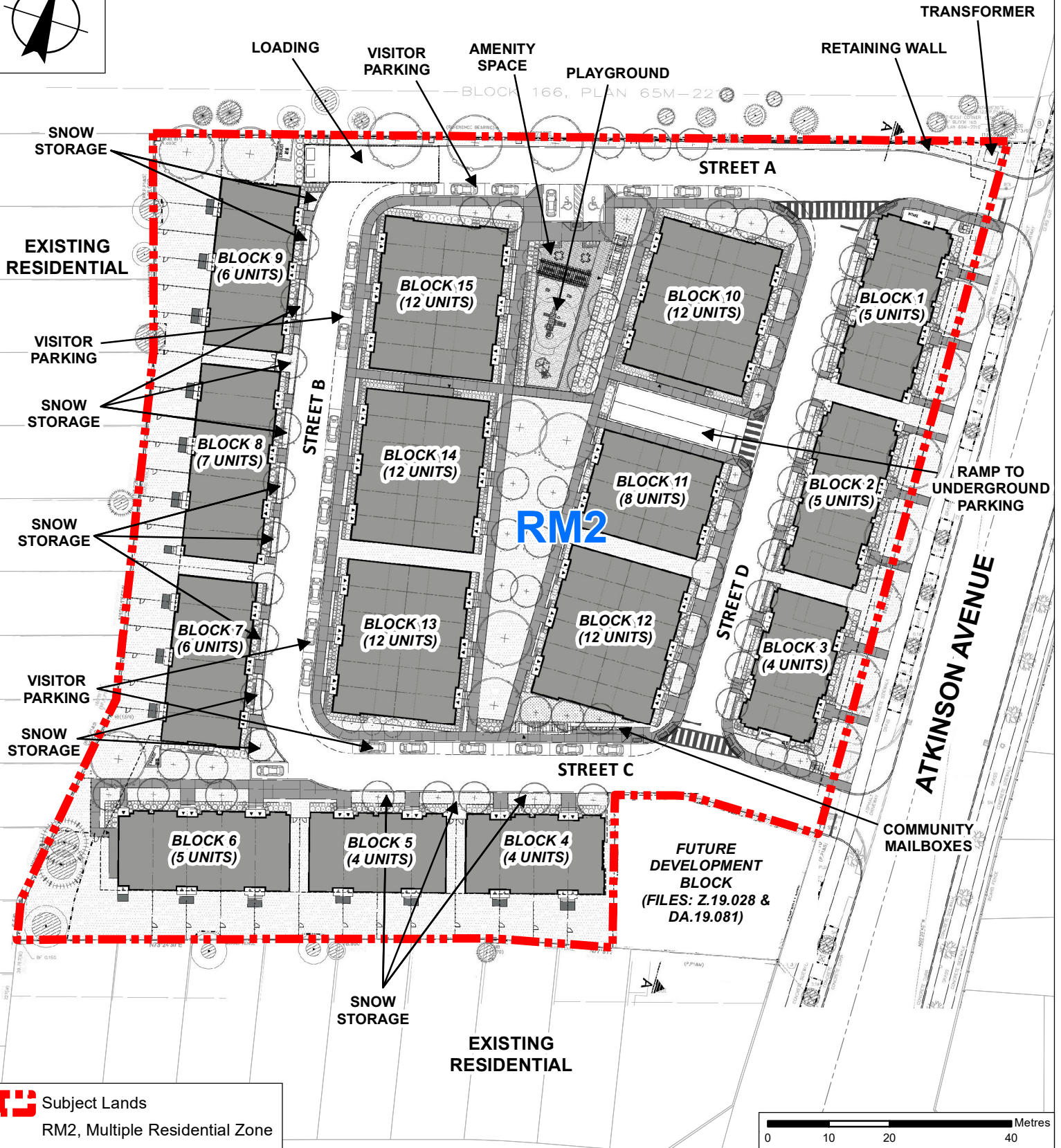
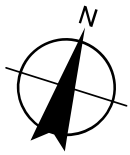
## Attachment

**FILES:** OP.19.001,  
Z.19.002 and DA.19.083

**DATE:**  
May 4, 2021







## Site Plan and Proposed Zoning

**LOCATION:** Part of Lot 31,  
Concession 1; 300 Atkinson Avenue

**APPLICANT:**  
300 Atkinson Inc.



## Attachment

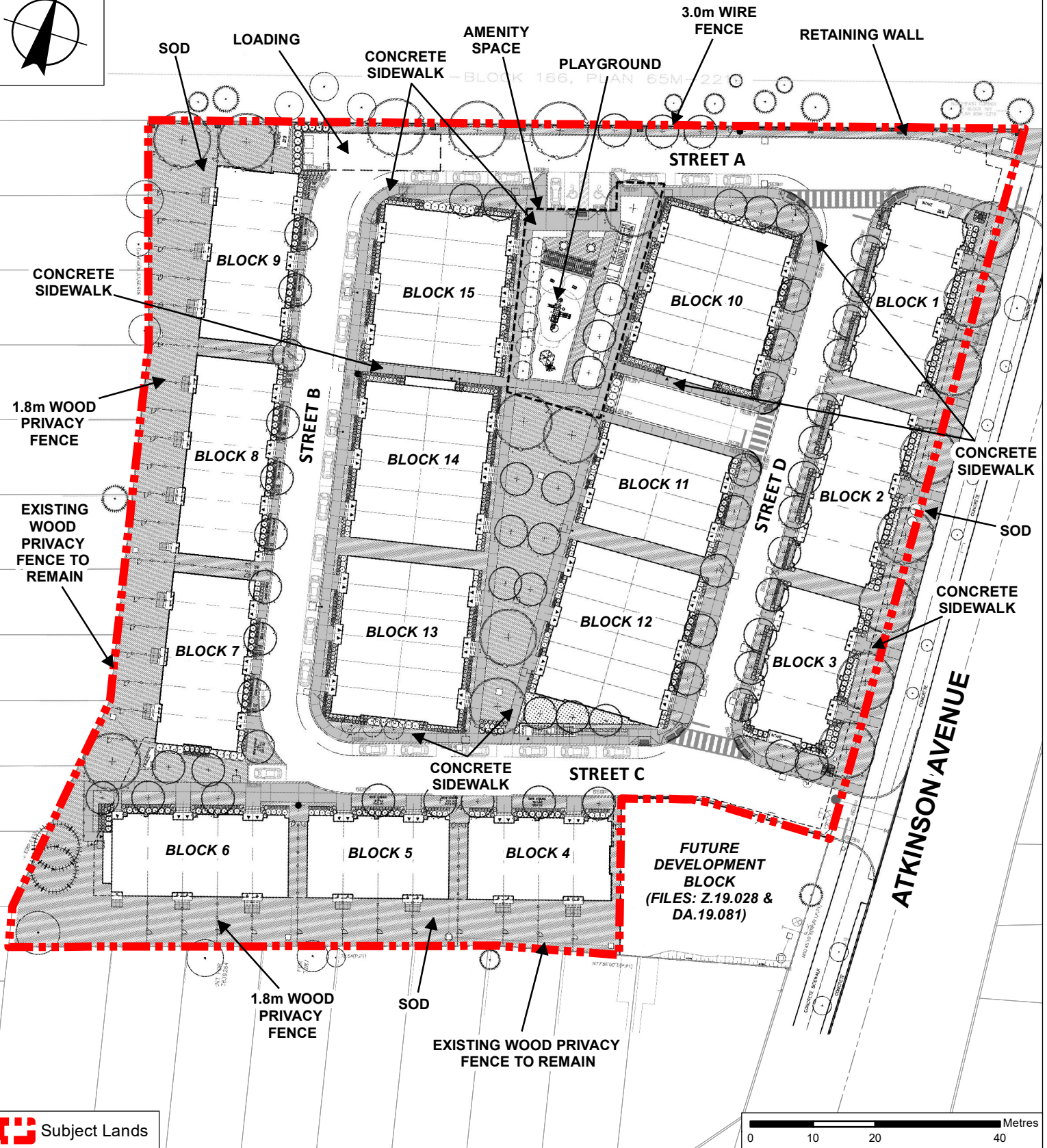
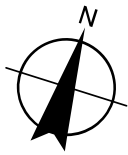
**FILES:** OP.19.001,  
Z.19.002 and DA.19.083

**DATE:**  
May 4, 2021

3







## Landscape Plan

**LOCATION:** Part of Lot 31,  
Concession 1; 300 Atkinson Avenue

**APPLICANT:**  
300 Atkinson Inc.



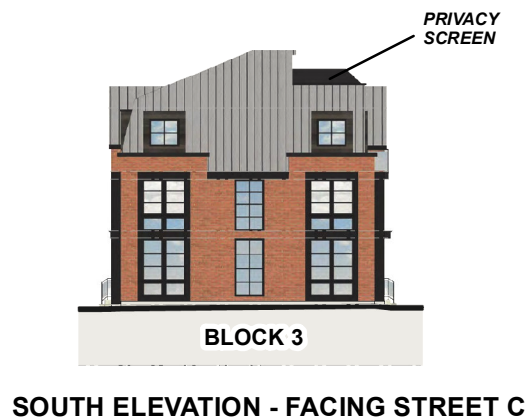
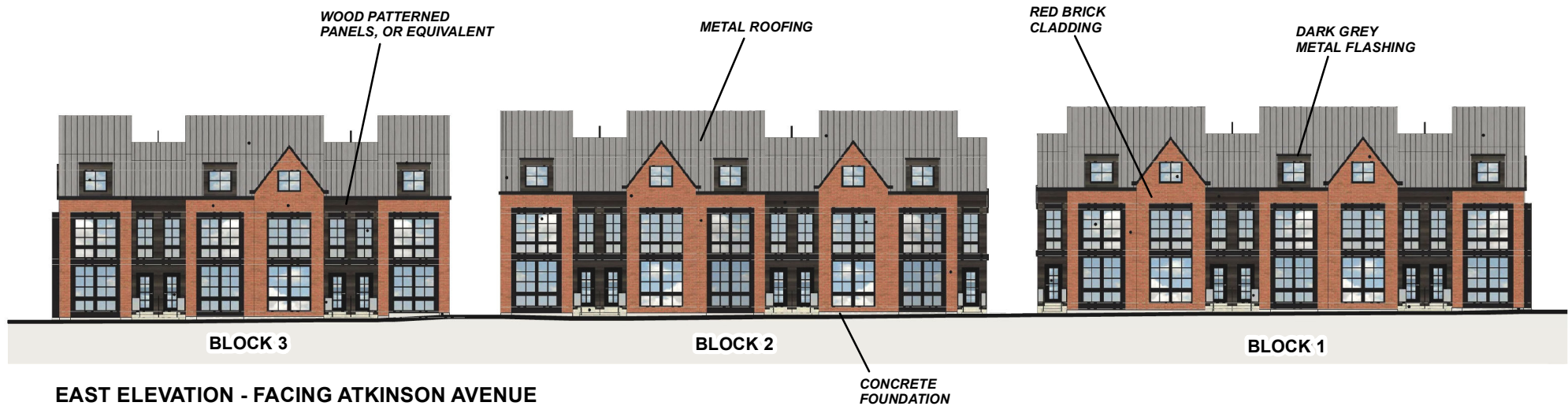
## Attachment

**FILE:** OP.19.001,  
Z.19.002 and DA.19.083

**DATE:**  
May 4, 2021

# 4





## Building Elevations - Facing Atkinson Avenue (Blocks 1 to 3)

**LOCATION:** Part of Lot 31, Concession 1;  
300 Atkinson Avenue

**APPLICANT:** 300 Atkinson Inc.









**EAST ELEVATION - FACING STREET D**

RED BRICK  
CLADDING

FROSTED GLASS  
RAILING



**SOUTH ELEVATION - FACING STREET C**

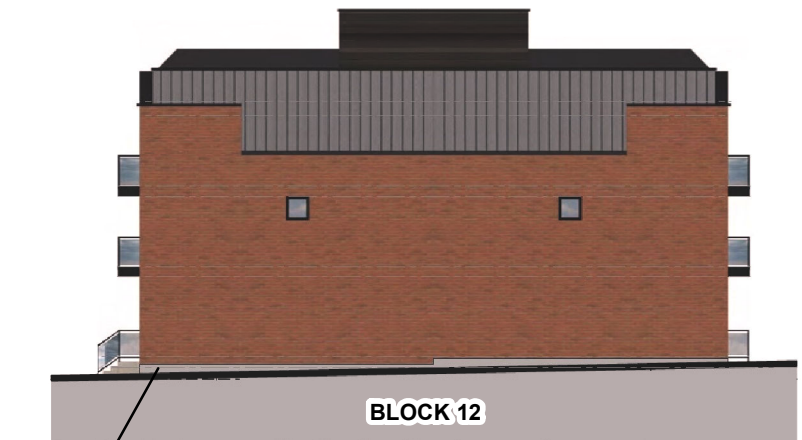
WOOD PATTERNED  
PANELS, OR EQUIVALENT

DARK GREY  
METAL FLASHING

METAL ROOFING



**WEST ELEVATION**



CONCRETE  
FOUNDATION

**NORTH ELEVATION**

## Building Elevations - Back-to-Back Townhouse Units (Blocks 10 to 15)

**LOCATION:** Part of Lot 31, Concession 1;  
300 Atkinson Avenue

**APPLICANT:** 300 Atkinson Inc.



## Attachment

**FILE:** OP.19.001,  
Z.19.002 and DA.19.083

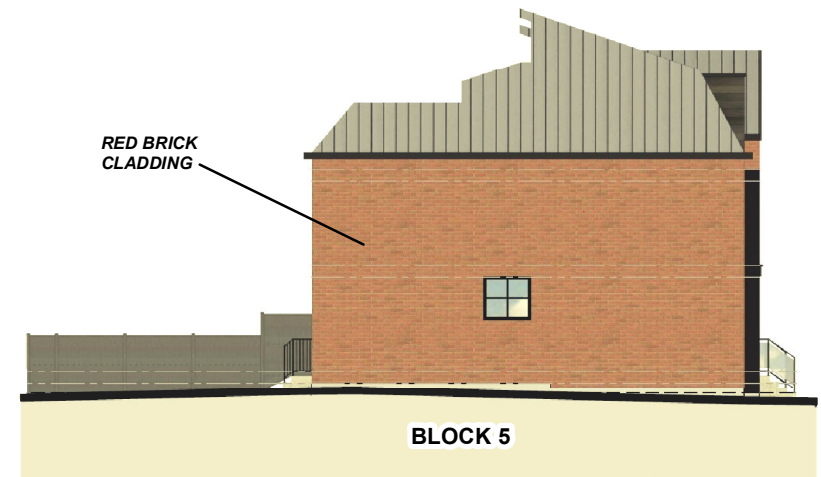
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May 4, 2021



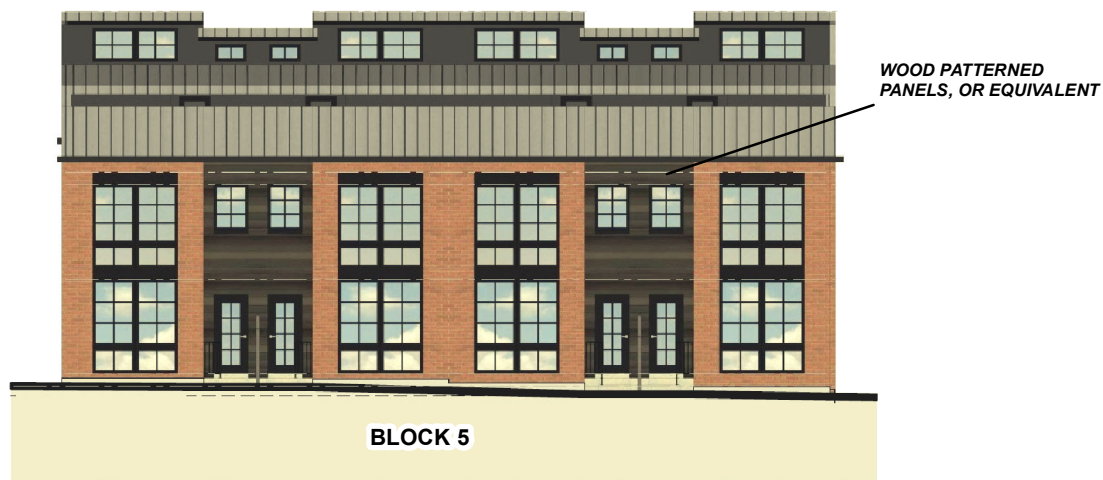




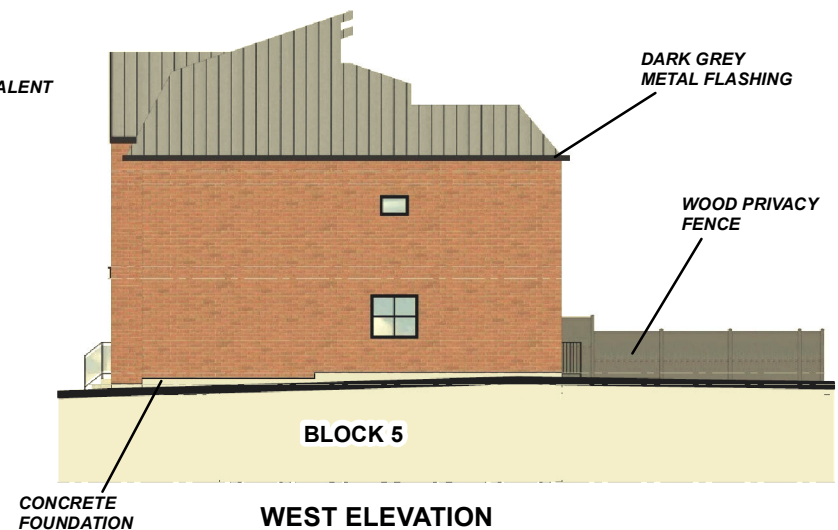
**NORTH ELEVATION - FACING STREET C**



**EAST ELEVATION**



**SOUTH (REAR) ELEVATION**



**WEST ELEVATION**

## Building Elevations - Standard Townhouses (Blocks 4 to 6)

**LOCATION:** Part of Lot 31, Concession 1;  
300 Atkinson Avenue

**APPLICANT:** 300 Atkinson Inc.



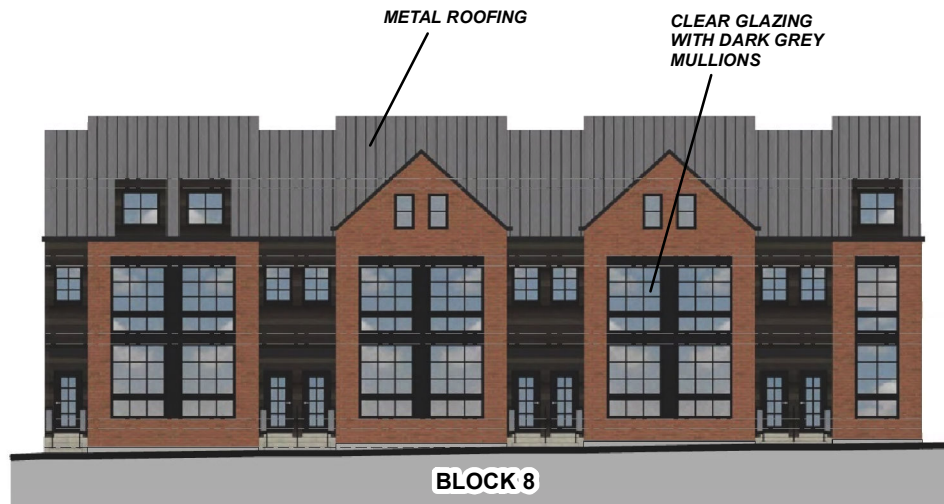
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**FILE:** OP.19.001,  
Z.19.002 and DA.19.083

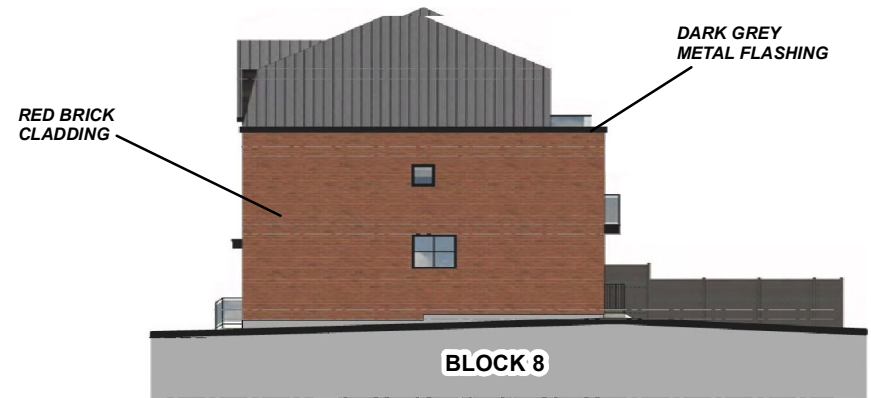
**DATE:**  
May 4, 2021

**7**





**EAST ELEVATION - FACING STREET B**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST (REAR) ELEVATION**

## Building Elevations - Standard Townhouses (Blocks 7 to 9)

**LOCATION:** Part of Lot 31, Concession 1;  
300 Atkinson Avenue

**APPLICANT:** 300 Atkinson Inc.



## Attachment

**FILE:** OP.19.001,  
Z.19.002 and DA.19.083

**DATE:**  
May 4, 2021

8



## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 4, 2021

**WARD(S):** 5

**TITLE:** BETOVAN CONSTRUCTION LTD.

**ZONING BY-LAW AMENDMENT FILE Z.19.009**

**SITE DEVELOPMENT FILE DA.19.052**

**520 WORTH BOULEVARD**

**VICINITY OF BATHURST STREET AND WORTH BOULEVARD**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development Files Z.19.009 and DA.19.052 for the subject lands shown on Attachment 2. The Owner seeks approval to permit the development of six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.

### **Report Highlights**

- The Owner proposes six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road
- Zoning By-law Amendment and Site Development applications are required to permit the development
- The Development Planning Department supports the approval of the Applications, as they are consistent with the Provincial Policy Statement 2020, conform to A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010, Vaughan Official Plan 2010 and are compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific zone exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Site Development File DA.19.052 (Betovan Construction Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road, as shown on Attachments 3 to 8.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

THAT Site Plan Development File DA.19.052 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (25 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.

## **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2, are located on the northwest corner of Bathurst Street and Worth Boulevard and are municipally known as 520 Worth Boulevard. The Subject Lands, are currently vacant and the surrounding land uses are shown on Attachment 2.

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

The City on September 13, 2019, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Beverley Glen Ratepayers' Association. A copy of 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 on both the Bathurst Street and Worth Boulevard frontages, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on October 23, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 7, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting. Vaughan Council also resolved that the Owner meet with the Local Councillor, Regional Councillors, City

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staff and the area residents to address the comments raised. Deputations were made by the following individuals at the Public Meeting and written comments were received by the Development Planning Department:

#### Deputations

- Mr. Rob Lavecchia, KLM Planning Partners, Jardin Drive, Concord, on behalf of the applicant;
- Mr. Mitchell Sinclair, Sadot Court, Thornhill;
- Mr. Jason Goldshlager, Sadot Court, Thornhill;
- Mr. Darren Abenstein, Sadot Court, Thornhill; and
- Mr. Shaddie Azar, Sadot Court Thornhill.

#### Written Submission

Mr. Josh Martow, Beverley Glen Ratepayers' Association

The following is a summary of the comments provided by deputation and in writing at the Public Meeting and subsequent meeting regarding the development. The comments are organized in the following manner:

#### Compatibility, Built Form and Height

- The townhouse dwellings do not fit into the character of the surrounding community
- The building types are not appropriate for the area
- The height of the residential units are too tall

#### Traffic

- Traffic congestion on Worth Boulevard during rush hour will be exacerbated with added vehicles leaving the new residential development
- Adjacent Streets will be used as a 'turn-around' for vehicles leaving the development to go eastbound on Worth Boulevard
- Traffic mitigation measures should be applied including the retiming of the traffic signals at Bathurst Street and Worth Boulevard

#### Parking

- There will be an insufficient amount of on-site parking spaces

#### Waste Management

- Garbage and recycle bins will attract wildlife

A follow-up meeting was held with the Owner, Development Planning staff, area residents and the Ward Councillor on November 20, 2019. The matters discussed included the comments raised at the Public Meeting, such as traffic, construction timing, built form, compatibility with the surrounding low-rise residential dwellings, privacy, and waste management. It was concluded that subsequent submissions would strive to address residents' concerns.



The above comments including the topics discussed in the subsequent meeting are addressed throughout this report.

The City on April 23, 2021, emailed a notice of this Committee of the Whole meeting to all individuals who made a deputation before the Committee or submitted written correspondence to the City regarding the applications.

### **Previous Reports/Authority**

The following is a link to the Public Meeting report for the Subject Lands:

[October 7, 2019, Committee of the Whole \(Public Meeting\) \(Item 2 No. 31\)](#)

### **Analysis and Options**

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

Betovan Construction Ltd. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of six, 3-storey street townhouse units and two, 3-storey semi-detached units on a common element condominium road (the 'Development'), as shown on Attachments 3 to 8:

1. Zoning By-law Amendment File Z.19.009 to amend Zoning By-law 1-88, to rezone the Subject Lands from "R2 Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.19.052 to permit the Development shown on Attachments 3 to 8.

#### ***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. The PPS also recognizes that local context and character is important.

The Development is consistent with the policies of the PPS, specifically the following:

- 1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land
- 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification



- 1.1.3.4 - appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety
- 1.4.3 - planning authorities shall provide for an appropriate range and mix of housing types, directed to appropriate levels of infrastructure and public service facilities
- 1.6.6 - promoting intensification and redevelopment within settlement areas to optimize the use of land where existing municipal sewage services and municipal water services are available and feasible for accommodating growth

The Subject Lands are located within a Settlement Area as defined by the PPS, and within the Urban Boundary on Schedule 1 “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). The Development will contribute to providing growth within a defined Settlement Area with appropriate development standards to promote a compact building form.

The Development is within proximity to two bus routes. York Region Transit (‘YRT’) (Route 88) is a local bus service that provides connections to Finch Subway Station in Toronto. A bus stop for the route is located immediately on Bathurst Street adjacent to the Subject Lands. Viva Orange is a bus rapid transit (‘BRT’) line that provides connections to the Promenade Mall and Vaughan Metropolitan Centre (‘VMC’) in Vaughan. A stop for this line is located south of the Subject Lands at Atkinson Avenue. The Development is transit supportive as required by the PPS.

The Development will add to the range and mix of housing types in the community and efficiently utilize the Subject Lands along a corridor where transit is well established, and intensification is encouraged by the York Region Official Plan 2010 (‘YROP’) as discussed below.

The Development optimizes the use of land by providing a mix of housing within an established urban environment that will utilize existing municipal water and sanitary servicing connections located on Worth Boulevard. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended***

The Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) is intended to guide decision-making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. In accordance with Section 3(5) of the Planning Act, Vaughan Council’s planning decisions shall conform to the Growth Plan.

Sections 2.2.1.2 a), 2.2.1.2 c), 2.2.1.4 c), 2.2.2, 2.2.4.10 and 2.2.6.3 of the Growth Plan summarizes the need of the following:

- Directing growth to settlement areas where municipal water, wastewater, public services facilities, and public transit are provided to support the achievement of complete compact communities
- Contributing to meeting 50% of residential development within a delineated built-up area
- Providing a diverse mix of housing types and densities to meet the needs of current and future residents

The Development is permitted by VOP 2010 and is consistent with the policy framework of the Growth Plan. The proposed density and built form will utilize the Subject Lands more efficiently, make use of existing municipal water and sanitary servicing connections along Worth Boulevard and provide a range of housing types in the community.

The Subject Lands are within the delineated built-up area. The Development will provide additional housing within an existing residential community and will contribute to achieving additional residential development within a built up area.

The Development fronts onto Bathurst Street, where YRT bus Route 88 and BRT line Viva Orange exists. A bus stop for Route 88 is located directly along Bathurst Street. A bus stop for Viva Orange is located roughly 575 m south, at Atkinson Avenue. Route 88 provides local service along Bathurst Street and Steeles Avenue to Finch Subway Station. The Viva Orange line provides rapid bus service across Vaughan to Promenade Mall, VMC and the Highway 7 corridor. The Development's proximity to transit will contribute to creating a complete transit-oriented development where pedestrian connectivity is a priority. In consideration of the above, the Development conforms to the Growth Plan.

### ***The Development conforms to the YROP***

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" and are located on a "Regional Corridor" on Map 1 - Regional Structure of the YROP. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031.

Bathurst Street is identified as a "Regional Rapid Transit Corridor" on Map 11 - Transit Network and "Cycling Facilities on Regional Roads and Right-of-Ways" on Map 10 - Regional Cycling Network of YROP. The Development will be oriented towards Bathurst Street where a local bus route and BRT line currently serve the corridor.

Section 3.5.4 of the YROP requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures

and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with regional forecasts, and intensification and density requirements.” The Development will diversify the range of housing types and lot sizes found in the community, while utilizing a density and compact urban form that is transit supportive.

Sections 5.4.1, 5.4.3, 5.4.5, and 5.4.28 of the YROP guides that development along “Regional Corridors” consist of compact built-form that is both transit-oriented and pedestrian friendly. The Development represents a compact built form that will add to the diverse building stock in the community. “Regional Corridors” are encouraged to have a greater intensity of development. The Development represents a level of residential intensification that complements the surrounding low-rise residential development. The 3-storey street townhouse and semi-detached units front onto Bathurst Street and contribute to the urbanization of the corridor as stipulated in the YROP policies. On this basis, the Development conforms to the YROP.

***The Development conforms to VOP 2010***

The Subject Lands are located on a “Regional Intensification Corridors” on Schedule 1 – Urban Structure of VOP 2010. The Subject Lands are designated “Low-Rise Residential” by VOP 2010 and are subject to Official Plan Amendment 15 (‘OPA 15’).

The “Low-Rise Residential” designation permits residential uses and the following building types: detached houses, semi-detached houses, townhouses, and public and private institutional buildings. The proposed townhouse and semi-detached units are permitted building types and within the maximum building height allowance of 3-storeys.

VOP 2010, as amended by OPA 15, provides a policy framework on limited intensification in a Low-Rise Residential designation that fronts onto an ‘Major Arterial Street’ as identified on Schedule 9 – Future Transportation Network” of VOP 2010.

Section 9.1.2.4 of VOP 2010 provides specific development criteria on how townhouses are to be developed based the policy framework. The criteria are as follows:

- Units shall front and address a public street
- Parking for units fronting on an Arterial Street shall be located at the rear of units
- Private laneways or driveways shall not be used to provide frontage for residential dwellings
- The general pattern of front, side, and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained
- The scale and massing of townhouse and semi-detached house developments shall respect the scale and massing of adjacent development and urban design guidelines

The Development is consistent with the above noted criteria. The Development fronts onto Bathurst Street. This will allow vehicular movement to remain at the rear where the proposed common element condominium road, visitor parking space and accessible parking space would be located.

Development within the “Regional Intensification Corridors” is intended to encourage compact building types that are transit oriented and pedestrian friendly. The proposed townhouse and semi-detached units are oriented in a manner that will optimize access to the local bus route and BRT along Bathurst Street.

The units are oriented towards Bathurst Street to help frame the streetscape and to ensure internal vehicular activity remains at the rear of the residential units. The west side of the Subject Lands will also be framed by a wood fence and landscaping to provide appropriate screening to existing low-rise residential dwellings. The Development provides for a compact urban built form environment along the Bathurst Street corridor and complies with the policies of the Regional Intensification Corridor which permits linear intensification areas that will serve as a link to Primary Centres (i.e. Promenade Mall), located south of the Subject Lands.

On this basis, the Development complies with VOP 2010.

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

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 2, which does not permit townhouse units or semi-detached units. The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone” together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Definition of “Dwelling, Street Townhouse”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public or private street
b.	Definition of “Lot Line, Front”	Means the front lot line shall be Worth Boulevard,	The front lot line shall be deemed to be Bathurst Street
c.	Definition of “Porch, unclosed (Covered or uncovered)”	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed	Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
		space or room, with or without a foundation	enclosed space or room, with or without a foundation
d.	Definition of "Street"	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City	Means it shall include a Private Street. A private street shall mean a roadway that is used by vehicles and is maintained by a condominium corporation as a private road, but which provides access to individual freehold lots
e.	Permitted Uses	Street Townhouse Dwelling	Permit a Semi-Detached Dwelling as an additional use
f.	Maximum Driveway Access Width	Joint ingress and egress driveway width shall be 7.5 metres	Joint ingress and egress driveway, may be between 7.5 and 10.0 metres
g.	Dimensions of Driveways	i. Max. width of a driveway at street curb 6 m ii. Max. width of driveway with no street curb 4.25 m iii. Driveway width between street curb and street line shall not exceed 6 m iv. 1 driveway per lot	Shall not apply
h.	Driveway setback to intersection	The distance between an intersection of street lines and the nearest driveway shall be a minimum of 15 m	Shall not apply
i.	Minimum Lot Depth	27 m	18 m (all lots)
j.	Minimum Front Yard (Bathurst Street)	4.5 m	3 m (Lots 2 to 8)
k.	Minimum Rear Yard	7.5 m	3 m (Lots 1 to 5 and 8) 1.5 m (Lots 6 and 7)
l.	Minimum Interior Side Yard	3.5 m	1.2 m (Lot 6,7 and 8) Lots 6 and 7 shall be deemed End Units

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
m.	Minimum Exterior Side Yard	4.5 m	3 m (Lot 1)
n.	Minimum Setback to a Sight Triangle	3 m	1.5 m (Lots 1 and 2)
o.	Minimum Setback to an Attached Garage	6 m	5.8 m (Lots 7 and 8)
p.	Maximum Interior Garage Width	3.048 m (with lot frontages less than 11 m)  4.5 m (with lot frontages between 11 m and 11.49 m)	5.6 m (Lots 2 to 8)  5.6 m (Lot 1)
q.	Maximum Building Height	11 m	12 m (All Lots)
r.	Minimum Landscape Area	Front or Exterior Side Yard Landscaping requirements: Minimum 33% of which 60% of the minimum landscape is soft landscape for lots with frontages between 6 m – 11.9 m	Front or Exterior Yard Landscaping requirement a minimum 10% and a strip of land not less than 1.5 metres in width shall be provided along a lot line which abuts Bathurst Street or Worth Boulevard and shall be used for no other purpose than landscaping.
s.	Permitted Yard Encroachment and Restrictions with Respect to Exterior Stairways, Porches, Uncovered Balconies, Unenclosed & Unexcavated, Bay Windows	Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	Subject to Paragraph (b), exterior stairways, porches and balconies which are covered or uncovered, excavated or unexcavated and unenclosed may encroach into a required front or exterior side yard to a maximum of 1.5 metres but not a yard within a sight triangle setback. In addition, a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			maximum distance of 0.3 metres and may extend into a required front, exterior side, or rear yard to a maximum of 0.9 metres but not a yard within a sight triangle setback
t.	No Encroachment Zone for Unenclosed Porches (Covered or Uncovered) Cold Cellars, Architectural Features and Balconies	1.5 m	0.9 m (front and exterior yards)

The Development Planning Department can support the proposed zoning exceptions identified in Table 1 for the following reasons:

- The proposed building types conform to what is permitted in the “Low-Rise Residential” designation of VOP 2010
- The proposed height, setbacks, lot depth, driveway width, landscape and encroachments will create a built form that will activate the streetscape, cultivate a pedestrian-environment and support transit use

In summary, the requested zoning exceptions identified in Table 1 would facilitate ‘local infill’ that is consistent with the character of the area and current zoning standards in the surrounding community. The compact built form of the Development will provide for a mix of housing types that is compatible with the community and is encouraged by VOP 2010.

In consideration of the above, the Development Planning Department is satisfied that the proposed zone categories and the site-specific zoning exceptions to the “RT1 Residential Townhouse Zone” are appropriate and maintain the intent of the “Low-Rise Residential” designation of VOP 2010.

***The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* limits an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary

of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendation of this report.

***The Development Planning Department has no objection to the Development, subject to the conditions contained in Attachment 1***

**Site Plan and Landscape**

The proposed site plan shown on Attachment 3, consists of six, 3-storey street townhouse units and two, 3-storey semi-detached units fronting onto Bathurst Street. Vehicular access to the Subject Lands is proposed by a common element condominium road from Worth Boulevard. Pedestrian access will be provided along Bathurst Street where an existing BRT is located. The Development includes 1 visitor parking and 1 accessible parking space.

Waste-recycle storage area will be within the envelope of each proposed residential unit. The community mailbox will be located along the west property line adjacent to the accessible parking spaces.

A combination of deciduous trees, evergreen and deciduous shrubs and perennials will form part of the landscape and will frame the Subject Lands as shown on Attachment 4. Additional landscape treatment will also be provided within the sight-triangle at Worth Boulevard and Bathurst Street.

**Building Elevations**

The proposed building elevations shown on Attachments 5 and 6, consist of EFIS stucco or metal panels, face brick and aluminum canopy. Stone veneer is provided along the lower portion of each unit. The rear elevation of each residential unit consists of a private amenity balcony at the second level. Air conditioning units will also be located at the rear and away from the front and exterior yard. The residential units will front onto Bathurst Street therefore contributing to creating an aesthetically pleasing streetscape while also complying with principles from the City-Wide Urban Design Guidelines.

**Height**

The Development will have a maximum permitted height of 12 m whereas 11 m is permitted in Zoning By-law 1-88. The increased building height is minimal and is in keeping with the planning objectives encouraged along “Regional Intensification Corridor” in VOP 2010.



### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 32 points (bronze level). This score meets the City's minimum requirements.

Prior to the execution of the Letter of Undertaking, the final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1 of this report.

### ***There are no Cultural Heritage concerns for this Development***

The Cultural Heritage Section of the Development Planning Department has no concerns with the Development, however standard archaeological clauses will be included within the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval

### ***The Development Engineering Department has no objection to the Development, subject to the comments in this report and conditions in Attachment 1***

The Development Engineering ("DE") Department has provided the following comments:

#### Water Servicing

The Development is to be serviced by a service connection to the existing watermain located on Worth Boulevard. The watermain service connection will run along the common element condominium road. DE Department is satisfied that the Development can be adequately supplied with water service.

#### Sanitary Servicing

The Development is proposed to be serviced by a connection from each residential unit to the existing sanitary sewer on Worth Boulevard. The DE Department is satisfied that the Development can be adequately supplied with sanitary service.

#### Servicing and Stormwater Management

An underground stormwater storage system with open-bottom chambers for infiltration is proposed to provide stormwater quality, quantity, and erosion control, and to achieve water balance objectives for the Subject Lands. Private catch basins and a storm sewer will also be installed to service the Subject Lands. Post-development stormwater discharge into the receiving municipal sewer will be controlled to the pre-development rates and overland flow from the Subject Lands will be conveyed by the common element condominium road for discharge to Bathurst Street.

The Owner shall submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the DE Department. This shall include a comprehensive stormwater, sanitary and water network analysis of the Development. The revised report shall demonstrate that adequate stormwater management measures, sanitary discharge and water supply for the fire flow demands is available for the Development on the

Subject Lands. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval

#### Sewage and Water Allocation

Vaughan Council on December 15, 2020, endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy.

Accordingly, servicing capacity to Site Development File DA.19.052 is available and unrestricted. Servicing capacity shall be reserved for 8 dwelling units (25 persons equivalent). A resolution to allocate servicing capacity to Site Plan Development File DA.19.052 is included in the Recommendations of this report.

#### Road Network

The Subject Lands are bounded by Bathurst Street to the east and Worth Boulevard to the south. The Subject Lands are the remaining vacant lot of an established low-rise residential subdivision and are located at the northwest quadrant of a signalized intersection at Bathurst Street and Worth Boulevard. Access to the Subject Lands will be provided through a common element condominium road that will connect to Worth Boulevard. The common element condominium road will be located at the rear of the Development and include visitor and accessible parking spaces.

The Owner submitted a Traffic Assessment memorandum prepared by BA Consulting Group, dated September 21, 2020. The City and York Region have reviewed the Traffic Assessment and confirm that the Development will have marginal impacts on existing traffic conditions. No infrastructure mitigation measures are required.

#### Noise Report

The Owner shall submit a Noise Report that demonstrates the impacts of adjacent noise sources on the Development and identify mitigation measures to be implemented on the Subject Lands to meet Ontario Regulations for noise control. Required warning clauses will be included in the final Site Plan Letter of Undertaking and future Offers of Purchase/Sale.

Prior to executions of the Site Plan Letter of Undertaking the final Functional Servicing and Stormwater Management Report, Noise Report and accompanying engineering drawings including the lighting plan shall be to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1 of this report.

#### ***Financial Planning and Development Finance Department supports the Development***

The Owner will be required to pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Boards. A condition requiring the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

***Vaughan Fire and Rescue Service supports the Development***

Vaughan Fire and Rescue Service supports the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

***Transportation Services, Parks and Forestry Operations Department***

The Development will result in the removal of a municipally owned tree along Worth Boulevard to accommodate the proposed entrance to the common element condominium road and ten private owned trees on the Subject Lands. The Owner will be required to pay a monetary compensation fee for the removal of the trees. The Owner will be required enter into a Tree Protection Agreement prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 of this report.

***The Environmental Services Department, Solid Waste Management Division, has no objection to the Development***

Solid Waste Management, Environmental Services Department, advise that the Development and the future Condominium may be eligible for municipal waste collection services upon a successfully completed application, site inspection and executed agreement. However, should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal waste collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

***The requirement of Cash-in-lieu of dedication of parkland has been satisfied***

The Infrastructure Development Real Estate Department has advised that the Subject Lands are within Registered Plan of Subdivision 65M-2884 and there is no further requirement for cash-in-lieu of the dedication of parkland as the requirement was previously satisfied through the approval of Draft Plan of Subdivision File 19T-86106. This confirmation satisfies the Parks Infrastructure Planning and Development Department that the required payment-in-lieu of parkland dedication in accordance with the requirements of the *Planning Act* and Vaughan's Parkland Dedication policies has been satisfied.

***The School Boards have no objection to the Development***

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Development and require no conditions. The Conseil Scolaire de District Catholique Centre-Sud has not provided a response, as such Development Planning staff are satisfied, they have no objection to the Development.

***Canada Post has no objection to the Development***

Canada Post has no objection to the Development, subject to the Owner installing a community mailbox and equipment to the satisfaction of Canada Post.

***Enbridge Gas Distribution Inc., Alectra Utilities Corporation, Rogers Communications Inc., and Bell Canada have no objection to the Development***  
Enbridge Gas Distribution Inc. Alectra Utilities Corporation, Rogers Communication Inc. and Bell Canada have no objections to the Development subject to conditions of approval.

### **Financial Impact**

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

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

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner is required to satisfy all requirements of York Region. A condition to this effect is included in Attachment 1 of this report.

### **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Site Development Files Z.19.009 and DA.19.052 in consideration of the policies of the PPS, the Growth Plan, the York Region Official Plan, Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments, external public agencies, and the surrounding area context.

The Development is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. The Development is permitted by VOP 2010 and represents good planning. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report and conditions of approval in Attachment 1.

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

### **Attachments**

1. Conditions of Site Plan Approval
2. Location and Context Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations Street Townhouse Units
6. Building Elevations Semi-Detached Units
7. Renderings Street Townhouse Units
8. Renderings Semi-Detached Units

### **Prepared by**

OluwaKemi Apanisile, Planner, ext. 8210  
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". The signature is fluid and cursive, with the first name "Mauro" written in a larger, more prominent script than the last name "Peverini".

Mauro Peverini,  
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" written in a larger, more prominent script than the last name "Harnum".

Jim Harnum, City Manager



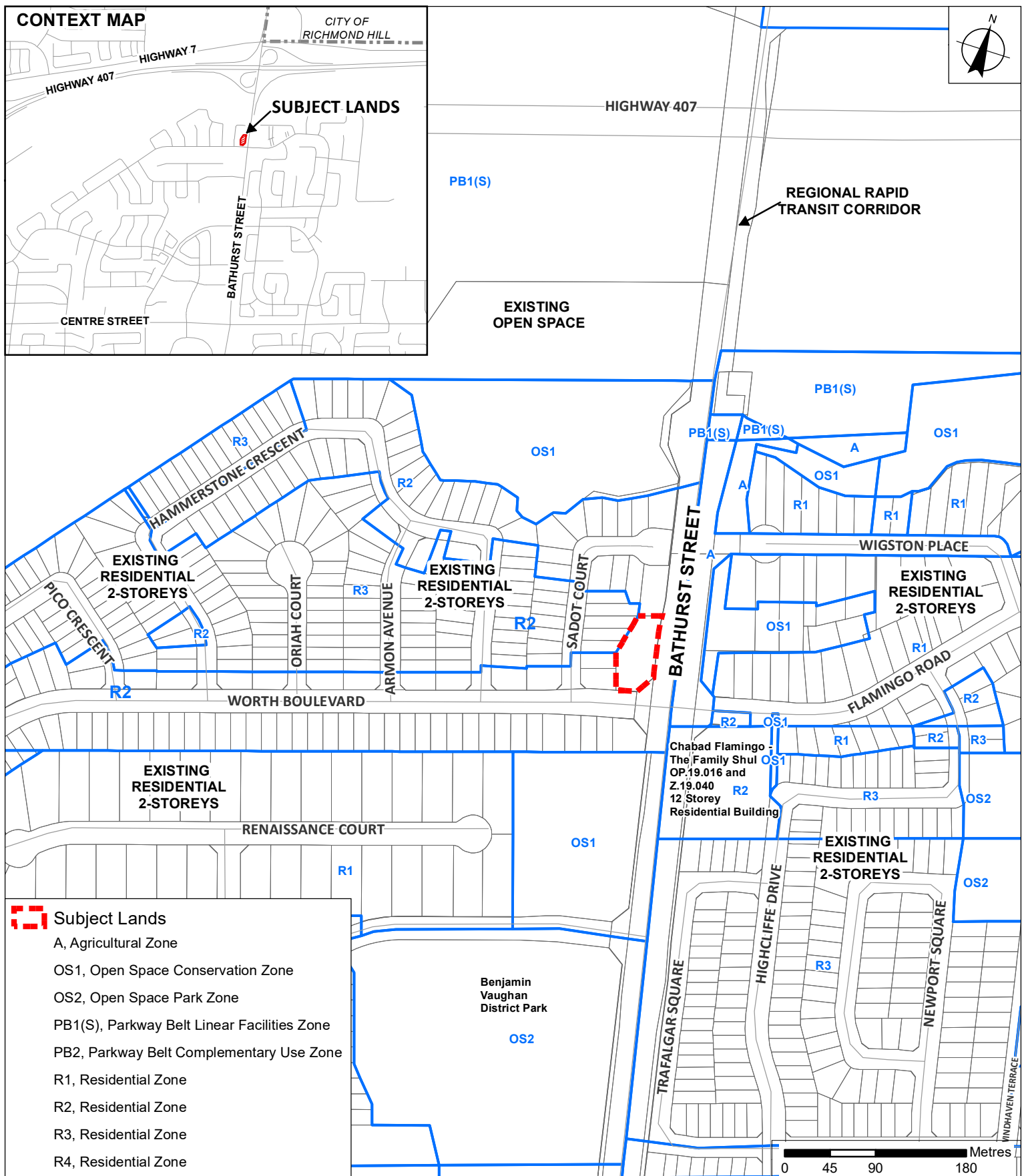
**Attachment 1**  
**Conditions of Site Plan Approval**  
**Site Development File DA.19.052 (Betovan Construction Limited)**

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1. THAT prior to the execution of the Site Plan Letter of Undertaking:
  - a) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, noise study, arborist report, tree inventory and tree protection plan;
  - b) The Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol;
  - c) The Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report, noise report, external lighting plan and construction management plan;
  - d) The Owner shall pay Development Engineering's Site Plan Complex fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$7,352.00 (HST exempt). This amount is based on 2021 Fee By-law rates, and is subject to increase, should the fee not be paid within this calendar year;
  - e) Prior to approval by the Development Engineering Department, the Owner shall obtain, as applicable, all necessary approvals/permits from the Regional Municipality of York, to their sole satisfaction;
  - f) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
  - g) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
  - h) The Owner shall satisfy all requirements from Canada Post, Alectra Utilities Corporation, Enbridge Gas Distribution Inc., Bell Canada and Rogers Communication Inc;
  - i) The Owner shall satisfy all requirements from York Region.







## Location and Context Map

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.



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Development Planning

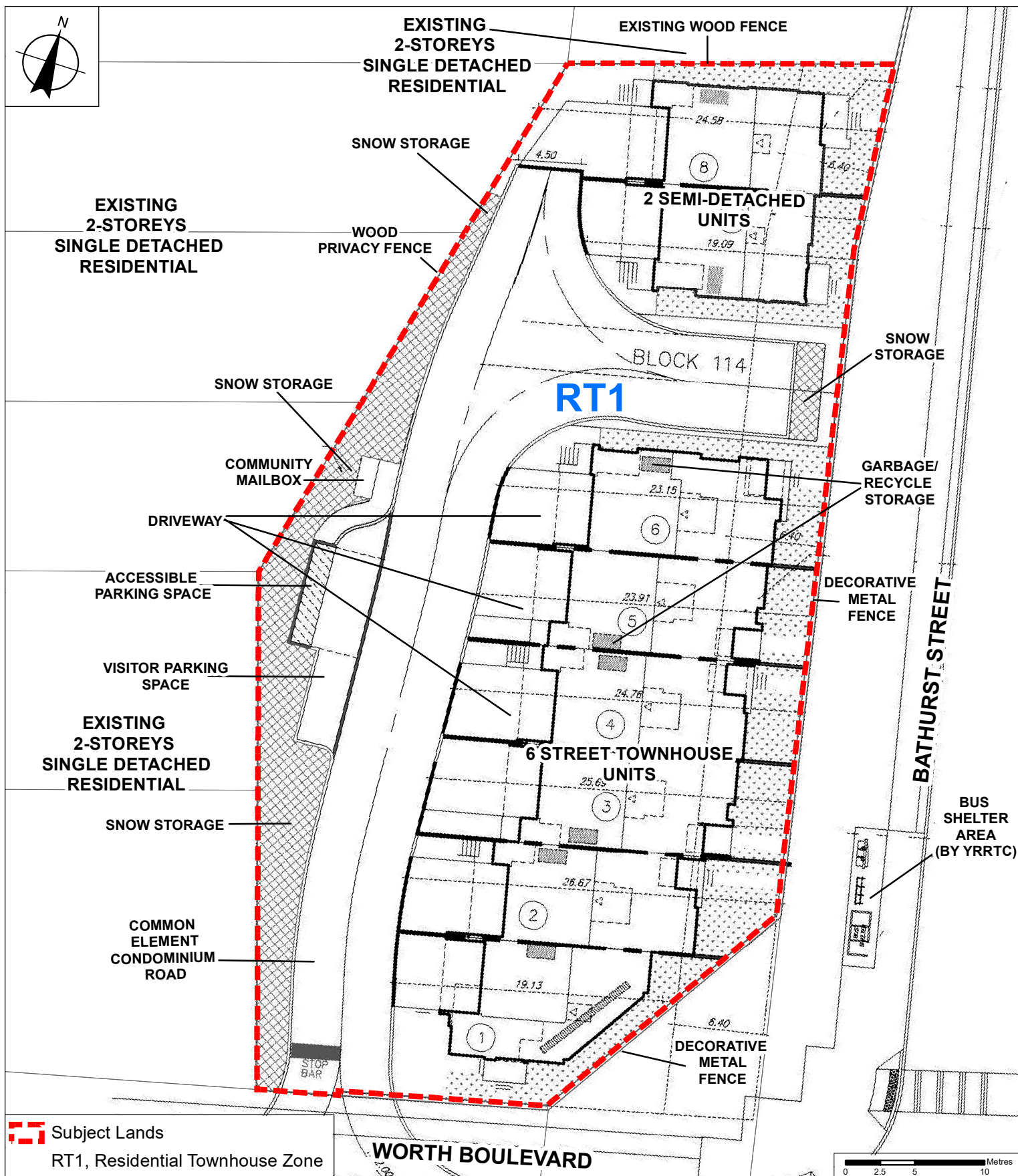
## Attachment

**FILES:**  
Z.19.009 and DA.19.052

**DATE:**  
May 4, 2021

2





## Site Plan and Proposed Zoning

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.

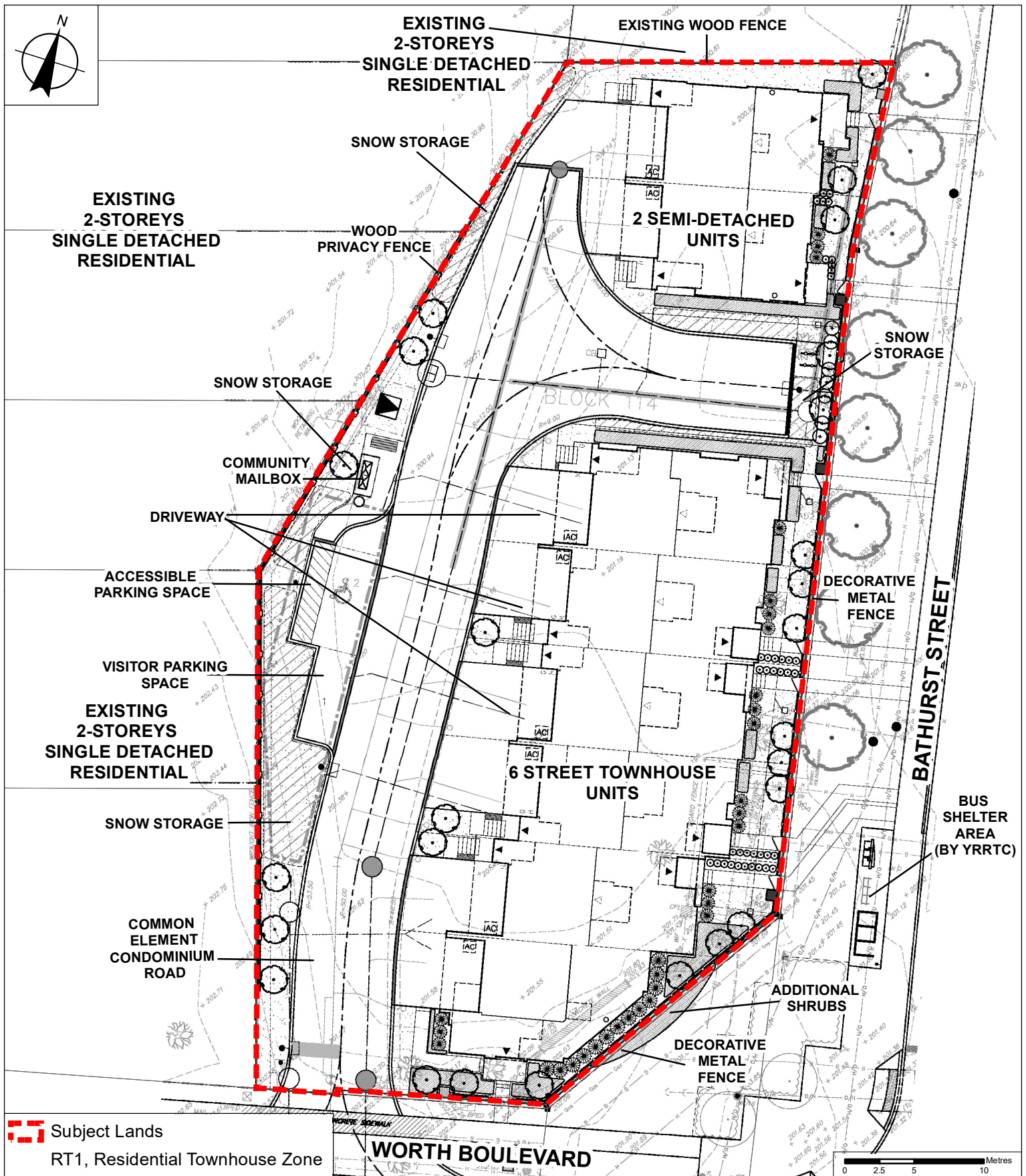


69

Created on: 3/30/2021







# Landscape Plan

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.



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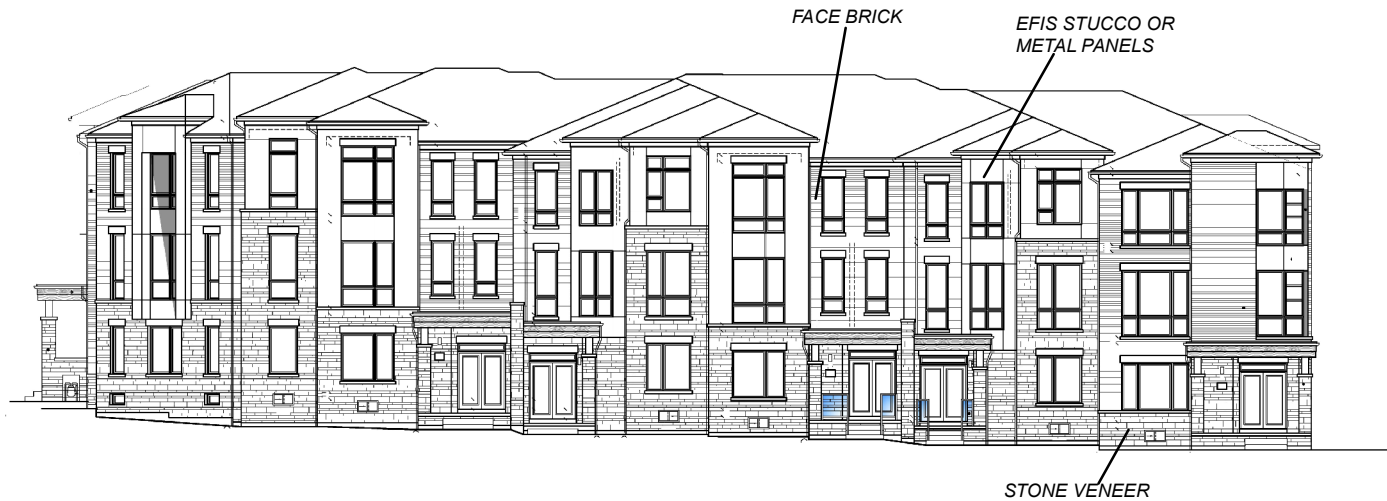
# Attachment

**FILES:**  
Z.19.009 and DA.19.052

**DATE:**  
May 4, 2021

4





**EAST (FRONT) ELEVATION - FACING BATHURST STREET**



**SOUTH (SIDE) ELEVATION FACING WORTH BLVD.**



**WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD**



**NORTH (SIDE) ELEVATION FACING COMMON ELEMENT CONDOMINIUM ROAD**

Not to Scale

# Building Elevations Street Townhouse Units

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.

Document Path: N:\GIS\_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009\_CW\_5\_ElevationsTownhouse.mxd



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Development Planning

## Attachment

**FILES:**  
Z.19.009 and DA.19.052

# 5

**DATE:**  
May 4, 2021

Created on: 3/30/2021







**EAST (FRONT) ELEVATION - FACING BATHURST STREET**



**SOUTH (SIDE) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD**



**WEST (REAR) ELEVATION - FACING COMMON CONDOMINIUM ELEMENT ROAD**



**NORTH (SIDE) ELEVATION**

Not to Scale

# Building Elevations Semi-Detached Units

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.

Document Path: N:\GIS\_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009\_CW\_6\_ElevationsSemiDetached.mxd



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Development Planning

## Attachment

**FILES:**  
Z.19.009 and DA.19.052

6

**DATE:**  
May 4, 2021

Created on: 3/30/2021





**EAST (FRONT) ELEVATION - FACING BATHURST STREET**



**SOUTH (SIDE) ELEVATION  
FACING WORTH BLVD.**



**WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD**



**NORTH (SIDE) ELEVATION FACING  
COMMON ELEMENT CONDOMINIUM ROAD**

Not to Scale

# **Renderings Street Townhouse Units**

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.

Document Path: N:\GIS\_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009\_CW\_7\_RenderingsTownhouse.mxd



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Development Planning

## **Attachment**

**FILES:**  
Z.19.009 and DA.19.052

**7**

**DATE:**  
May 4, 2021

Created on: 3/24/2021







**EAST (FRONT) ELEVATION - FACING BATHURST STREET**



**SOUTH (SIDE) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD**



**WEST (REAR) ELEVATION - FACING COMMON ELEMENT CONDOMINIUM ROAD**



**NORTH (SIDE) ELEVATION**

Not to Scale

# **Renderings Semi-Detached Units**

**LOCATION:**  
Part of Lot 9, Concession 2  
520 Worth Boulevard

**APPLICANT:**  
Betovan Construction Ltd.

Document Path: N:\GIS\_Archive\Attachments\Z\2015-2019\Z.19.009\Z.19.009\_CW\_8\_RenderingsSemiDetached.mxd



## **Attachment**

**FILES:**  
Z.19.009 and DA.19.052

**8**

**DATE:**  
May 4, 2021

Created on: 3/24/2021



## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 4, 2021

**WARD(S):** 3

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

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment Files OP.16.011 and Z.16.048. The Owner proposes to redesignate the subject lands shown on Attachment 1 from “General Employment” to “Employment Commercial Mixed-Use”, to permit additional retail and service uses together with the site-specific amendments shown on Table 1. In addition, to amend the “EM3 Retail Warehouse Employment Area Zone” requirements in Zoning By-law 1-88 to permit additional retail and service commercial uses, together with the site-specific zoning exceptions identified in Table 2.

**Report Highlights**

- The Owner proposes to permit additional retail and service commercial uses for the existing employment buildings
- There are no changes proposed to the buildings or site for the subject lands
- An amendment to Vaughan Official Plan 2010 and Zoning By-law 1-88 is required to permit the proposal
- The Development Planning Department supports the approval of the applications as they are consistent with Provincial policy, conform to the York Region Official Plan 2010, and are compatible with the surrounding existing and planned land uses

## **Recommendations**

1. THAT Official Plan Amendment File OP.16.011 (FDF Investments Ltd. and Playacor Holdings Ltd.), BE APPROVED, to amend Vaughan Official Plan 2010 to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use” together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Zoning By-law Amendment File Z.16.048 (FDF Investments Ltd. and Playacor Holdings Ltd.), BE APPROVED, to amend Zoning By-law 1-88, specifically the “EM3 Retail Warehouse Employment Area Zone” subject to Exception 9(931) for 15 Jevlan Drive and Exception 9(950) for 156 Chrislea Road. The amendment would permit additional retail and service commercial uses together with the site-specific zoning exceptions identified in Table 2 of this report.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.

## **Background**

The subject lands (the ‘Subject Lands’) are municipally known as 15 Jevlan Drive and 156 Chrislea Road and are located on the north side of Chrislea Road, east of Weston Road. The Subject Lands and surrounding lands are shown on Attachment 1.

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

The City on September 11, 2020, circulated a Notice of a Public Meeting to all property owners within 150 m of the Subject Lands. A copy of 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 on the Subject Lands along Jevlan Drive and the east and south sides of Chrislea Road in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on October 21, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 6, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting. No written submissions regarding the applications were received by the Development Planning Department, and no individuals made deputations regarding the applications at the October 6, 2020, Public Meeting.

### ***Previous approvals were granted by Vaughan Council for 156 Chrislea Road***

Playacor Holdings Ltd., the Owner of 156 Chrislea Road, submitted Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 to permit a medical office, and office and stationary supply, sales, service, and rental uses within the existing building located at 156 Chrislea Road. The Owner wanted additional uses for 156 Chrislea Road in the interim period while York Region conducted its Municipal



Comprehensive Review ('MCR') which included a review of the Proposal to determine if it was a conversion of employment lands to non-employment lands. Vaughan Council, at its March 11, 2020 meeting, ratified the March 3, 2020 Committee of the Whole recommendation to approve Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012. The implementing documents, being Official Plan Amendment 56 and Zoning By-law 85-2020, are in-effect.

***The applications do not constitute an Employment Land Conversion***

Policy 2.2.4.6, "Employment Area" of Vaughan Official Plan 2010 ('VOP 2010') states:

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

Policy 2.2.5 of the Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan') requires the assessment of an employment land conversion request to occur through a MCR.

The Region's MCR of the York Region Official Plan 2010 ('YROP 2010') employment conversion requests have been evaluated. York Region, in their letter dated March 27, 2020, advised that through its MCR, the proposed applications do not constitute an employment land conversion as discussed in the "Broader Regional Impacts / Considerations" section of this report. In addition, Recommendation 3c of the May 20, 2020, Committee of the Whole Report titled "Request for Comments: York Region Evaluation of Employment Land Conversion Requests" and prepared by the Policy Planning and Environmental Sustainability Department, confirmed the Proposal was not an employment land conversion.

Increased flexibility in the permitted uses for the Subject Lands can be accommodated within the City's existing employment lands framework, and therefore an employment land conversion is not required. Vaughan Council, on May 27, 2020, ratified Recommendation 3c.

**Previous Reports/Authority**

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

[March 3, 2020 Committee of the Whole Meeting \(Item 2, Report 9\)](#)

[May 20, 2020 Committee of the Whole Meeting \(Item 10, Report 20\)](#)

[October 6, 2020 Committee of the Whole \(Public Meeting\) \(Item 2, Report 45\)](#)

## **Analysis and Options**

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

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

1. Official Plan Amendment File OP.16.011 to amend VOP 2010 as follows:
  - i) redesignate the Subject Lands from "General Employment" to "Employment Commercial Mixed-Use"; and
2. Zoning By-law Amendment File Z.16.048 to amend Zoning By-law 1-88, specifically the "EM3 Retail Warehouse Employment Area Zone" ('EM3 Zone') subject to Exception 9(931) for 15 Jevlan Drive and subject to Exception 9(950) for 156 Chrislea Road. The amendment would permit additional retail and service commercial uses together with the site-specific zoning exceptions identified in Table 2 of this report.

There are no changes proposed to the buildings or to the Subject Lands shown on Attachment 3.

### ***The Proposal is consistent with the Provincial Policy Statement 2020***

In accordance with the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes the importance of the local context and character. Policies are outcome oriented, and some policies provide flexibility in their implementation provided Provincial interests are upheld. The *Planning Act* requires that Council's planning decisions be consistent with the PPS.

The Proposal is consistent with the PPS, specifically the following:

- Policy 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Policy 1.3.1 a) - providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs
- Policy 1.3.1 b) - providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses

- Policy 1.7.1 a) - supporting long-term economic prosperity by promoting opportunities for economic development and community investment-readiness
- Policy 1.3.2.1 - protecting and preserving employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs

The Proposal is to permit retail and service commercial uses for the existing employment buildings located within a settlement area. The proposed “Employment Commercial Mixed-Use” designation forms part of the City's “Employment Area” land supply in accordance with the PPS. The Proposal will provide flexibility and permit additional commercial uses for the day-to-day convenience and service needs of businesses and industries in the surrounding employment area. In consideration of the above, the Proposal is consistent with the PPS.

***The Proposal conforms to the Growth Plan***

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Proposal is consistent with the policy framework of the Growth Plan, specifically:

- Policy 2.2.1.a) - the vast majority of growth will be directed to settlement areas that have a delineated built boundary and existing or planned municipal water and wastewater systems
- Policy 2.2.5.1 - economic development and competitiveness will be promoted by:
  - a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities; and
  - b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan.
- Policy 2.2.5.3 – directing retail and office uses to locations that support active transportation and have existing or planned transit

The Subject Lands are located within an “Employment Area” on Schedule 1 - Urban Structure of VOP 2010. The Proposal encourages the concentration of employment growth within settlement areas and utilizes the Subject Lands more efficiently and makes more efficient use of existing infrastructure. The Proposal makes more efficient use of existing and underutilized sites within an employment area. In consideration of the above, the Proposal conforms to the Growth Plan.

***The Proposal conforms to YROP 2010***

The YROP 2010 guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are located within the “Urban Area” on Map 1 - Regional Structure of YROP 2010. The Urban Area permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands are in proximity to a “Regional Rapid Transit Corridor” (Highway 7) on Map 11 - Transit Network of YROP 2010.

Policy 4.3 of YROP 2010 seeks to protect employment lands that are designated in local municipal official plans. The Proposal meets the objectives of Policy 4.3.5 of YROP 2010 as it enhances the long-term viability of the employment lands with a greater range of land uses. The Proposal is located in proximity to an existing 400-series highway (Highway 400) and is transit accessible, with transit on Highway 7 and Weston Road, in support of Policy 4.3.15 of YROP 2010. In consideration of the above, the Proposal conforms to YROP 2010.

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

The Subject Lands are located within an “Employment Area” on Schedule 1 - Urban Structure of VOP 2010 and are not located within an “Intensification Area”. The Subject Lands are designated “General Employment” by Schedule 13 - Land Use of VOP 2010, as shown on Attachment 2. The “General Employment” designation does not permit the Proposal for office and/or retail uses. Accordingly, an application to amend VOP 2010 has been submitted to redesignate the Subject Lands from “General Employment” to “Employment Commercial Mixed-Use” together with the following site-specific amendments:

Table 1

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	Volume 1, Policy 9.2.2.7 a) – the “Employment Commercial Mixed-Use” designation shall be located along a Regional Intensification Corridor, a Primary Intensification Corridor or a Major Arterial Road	Permit the “Employment Commercial Mixed-Use” designation to be located along a Major or Minor Collector Road (Jevlan Drive and Chrislea Road) as identified on Schedule 9 “Future Transportation Network” of VOP 2010
b.	Volume 1, Policy 9.2.3.7 d) surface parking between the front or side of an Employment Building and a public street is not permitted	Permit surface parking between the front (Chrislea Road) and side (Jevlan Drive and Chrislea Road) of a Low-Rise Building and a street for the existing buildings

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
c.	Volume 1, Policy 5.2.3.8 permits drive-through facilities in association with retail uses subject to not adversely affecting the policies of VOP 2010 respecting intensification, pedestrianization, attractive streetscapes and transit supportiveness	No drive-through facilities shall be permitted

The “Employment Commercial Mixed-Use” designation permits the following in “non-Intensification Areas”:

- i) office uses up to a maximum of 12,500 m<sup>2</sup> of Gross Floor Areas (‘GFA’) per lot;
- ii) cultural and entertainment uses;
- iii) retail uses, provided that no retail unit shall exceed 3,500 m<sup>2</sup> GFA; and
- iv) gas stations.

Policy 2.2.4.7 - Employment Areas of VOP 2010 permits limited retail uses within the employment area to serve the day-to-day needs of the surrounding business and their needs. Policy 5.1.2 - Directing Economic Activity of VOP 2010 encourages the employment area to provide a range of ancillary uses that primarily support business and employees in the employment area.

Policy 9.2.2.7 of VOP 2010 states areas designated “Employment Commercial Mixed-Use” are located in employment areas abutting major arterial streets, and are intended to permit the following:

- non-residential intensification that makes efficient use of existing or planned transit investment
- commercial buildings that allow for a variety of business uses to occur in proximity to each other

The Subject Lands are located in proximity to an existing 400-series highway (Highway 400) and is transit accessible, with transit on Highway 7 and Weston Road. The existing two-storey, 2,317.97 m<sup>2</sup> employment building located at 15 Jevlan Drive and the existing one-storey, 2,146 m<sup>2</sup> employment building located at 156 Chrislea Road do not exceed the maximum office and retail GFA limits in VOP 2010 and would support the planned function of the “Employment Commercial Mixed-Use” designation. The Proposal supports the policy initiatives of VOP 2010.

The existing site condition includes parking spaces located between the current buildings and the street frontages of both Jevlan Drive and Chrislea Road. An exception to VOP 2010 is identified in Table 1 in order to maintain and permit the existing parking layout.

Policy 5.2.3.8 of VOP 2010 provides criteria to consider permitting a drive-through facility, and is applied to evaluate how the proposed drive-through facility meets the intent of VOP 2010. The Owner advised that a drive-through facility is not proposed for development at this time for the Subject Lands. An exception to VOP 2010 as identified in Table 1 is required to prohibit a drive-through facility on the Subject Lands. An amendment to the Official Plan shall be required to permit a drive-through facility should it be requested in the future and it must conform to Policy 5.2.3.8 of VOP 2010. Also, a Site Development Application will be required to implement the detailed design for any proposed drive-through facility on the Subject Lands.

### Summary of Planning Policy

In consideration of the applicable Provincial policies and the YROP 2010 and VOP 2010 policies outlined in this report, the Proposal will provide uses to meet the needs of the existing businesses and provide a range of ancillary uses to primarily support business and employees in the employment area. The Proposal also makes efficient use of an existing and underutilized site within a defined employment area. The Development Planning Department is of the opinion that the Proposal is consistent with the policies of the PPS, conforms to the Growth Plan and the YROP, and maintains the intent of VOP 2010.

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

The Subject Lands are zoned EM3 Zone and subject to Exceptions 9(931) (15 Jevlan Drive) and 9(950) (156 Chrislea Road), as shown on Attachment 1. The Owner is proposing the following site-specific zoning exceptions to the EM3 Zone to permit the Proposal:

Table 2

	<b>By-law Standard</b>	<b>“EM3 Zone” subject to site-specific Exception 9(931) and 9(950) Requirements</b>	<b>Proposed Exceptions to the “EM3 Zone” subject to site-specific Exceptions 9(931) and 9(950)</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>• Employment Use with or without Accessory Retail and Office Uses</li> <li>• Banquet Hall in a Single Unit Building</li> <li>• Bowling Alley</li> <li>• Business and Professional Offices, not including a Regulated Health Professional</li> <li>• Club, Health Centre</li> <li>• Convention Centre, Hotel, Motel</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>• Automotive Retail Store</li> <li>• Bank and Financial Institution</li> <li>• Banquet Hall, including an eating establishment, provided the eating establishment does not exceed 20% of the GFA of the banquet hall</li> <li>• Car Rental Service</li> <li>• Eating Establishment with Outdoor Patio, subject to the</li> </ul>

	By-law Standard	“EM3 Zone” subject to site-specific Exception 9(931) and 9(950) Requirements	Proposed Exceptions to the “EM3 Zone” subject to site-specific Exceptions 9(931) and 9(950)
		<ul style="list-style-type: none"> <li>• Funeral Home in a Single Unit Building</li> <li>• Car Brokerage</li> <li>• Office Building</li> <li>• Recreational Uses, including a golf driving range and miniature golf course</li> <li>• Service and Repair Shop</li> <li>• Public Garage, if legally existing by By-law 80-95</li> <li>• Building Supply Outlet</li> <li>• Catalogue Sales</li> <li>• Convention Centre</li> <li>• Retail Nursery</li> <li>• Swimming Pool</li> <li>• Recreational Vehicles Leasing/Rental/Sales</li> <li>• Limited outdoor display of merchandise, goods, or materials</li> <li>• Retail Warehouse, limited to the ground floor and Unit C shall have a minimum GFA of 230 m<sup>2</sup> devoted to retail warehouse uses (15 Jevlan Drive)</li> <li>• Retail Warehouse, limited to a maximum 1,488 m<sup>2</sup> GFA (156 Chrislea Road)</li> <li>• Business and Professional Offices, including Regulated Health Professional (156 Chrislea Road)</li> <li>• Office and Stationary Supply, Sales, Service and Rental (156 Chrislea Road)</li> </ul>	<p>Outdoor Patio provisions in Section 5.1.6</p> <ul style="list-style-type: none"> <li>• Eating Establishment, Convenience/Take-out/Outdoor Patio subject to the Outdoor Patio provisions in Section 5.1.6</li> <li>• Education or Training Facility</li> <li>• Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>• Print Shop with Accessory Retail Sales</li> <li>• Personal Service Shop</li> <li>• One (1) Pharmacy</li> <li>• Retail Store</li> <li>• Business and Professional Offices, including Regulated Health Professional (15 Jevlan Drive)</li> <li>• Office and Stationary Supply, Sales, Service and Rental (15 Jevlan Drive)</li> </ul>

	<b>By-law Standard</b>	<b>“EM3 Zone” subject to site-specific Exception 9(931) and 9(950) Requirements</b>	<b>Proposed Exceptions to the “EM3 Zone” subject to site-specific Exceptions 9(931) and 9(950)</b>
b.	Minimum Number of Parking Spaces	<p>Retail Warehouse 5.6 spaces/100 m<sup>2</sup> x 2,317.97 m<sup>2</sup> = 130 spaces Total Parking Required = 130 spaces (15 Jevlan Drive)</p> <p>Retail Warehouse 4.5 spaces/100 m<sup>2</sup> x 2,146 m<sup>2</sup> = 97 spaces Total Parking Required = 97 spaces (156 Chrislea Road)</p>	<p>Proposed Additional Parking Standard:</p> <p>Retail / Shopping Centre 3.5 spaces/100 m<sup>2</sup> x 2,317.97 m<sup>2</sup> = 82 spaces</p> <p>Total Parking Proposed = 82 spaces (15 Jevlan Drive)</p> <p>Retail / Shopping Centre 3.5 spaces/100 m<sup>2</sup> x 2,146 m<sup>2</sup> = 76 spaces</p> <p>Total Parking Proposed = 76 spaces (156 Chrislea Road)</p>

The Development Planning Department can support the proposed zoning exceptions identified in Table 2 for the following reasons:

The proposed additional uses would implement the intent of the “Employment Commercial Mixed-Use” designation. In addition, the Proposal is compatible with the surrounding area, is consistent with the policies of the PPS, conforms to the Growth Plan and YROP 2010 and maintains the intent of VOP 2010.

The Parking Study prepared by C.F. Crozier and Associates Inc. and dated November 2016 (‘Parking Study’) in support of the Proposal concludes that the existing parking supply of 130 spaces at 15 Jevlan Drive and 97 spaces at Chrislea Road would be sufficient to accommodate parking demands for the Proposal based on the following studies:

- A detailed parking survey conducted on the Subject Lands
- The Institute of Transportation Engineers Parking Generation Manual 3<sup>rd</sup> Edition
- The Review of Parking Standards Contained within the City of Vaughan’s Comprehensive Zoning By-law prepared by the IBI Group and dated March 2010.

The proposed additional parking standard of 3.5 parking spaces/100 m<sup>2</sup> of GFA for a Retail Use / Shopping Centre Use would apply to the proposed uses for the Subject Lands. The existing Retail Warehouse parking standards for the Subject Lands will



continue to apply for any existing or proposed Retail Warehouse use. The Development Engineering Department ('DE Department') agrees with the conclusions in the Parking Study and have no objection with the proposed parking supply for the Applications.

***The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Policy 45(1.3) of the *Planning Act* does not permit the Owner to apply to the Vaughan Committee of Adjustment for a Minor Variance application(s) before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. A condition is included in the Recommendation section of this report to permit the Owner to apply for a minor variance from the provisions of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended, should it be necessary.

***The Subject Lands are cleared of any concern for archaeological resources***

The Subject Lands do not contain any elements identified as archaeological resources, and therefore are cleared of any concern for archaeological resources.

***The Development Engineering Department has no objection to the Proposal***

The DE Department does not object to the Proposal since the additional uses will not require modifications to municipal servicing.

***The Parks Infrastructure Planning and Development Department has no objection to the Proposal***

The Parks Infrastructure Planning and Development Department has no objection to the Proposal and advises that cash-in-lieu of the dedication of parkland is not required.

***Development Charges for the Development are applicable at the Building Permit Stage***

The Financial Planning and Development Finance Department requires the Owner to satisfy all conditions, financial or otherwise, regarding matters the City may consider necessary, including paying all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws.

***The various utilities have no objection to the Proposal***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post have no objections to the Proposal.

**Financial Impact**

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

## **Broader Regional Impacts/Considerations**

The Owner submitted a request for exemption from York Regional approval for Official Plan Amendment File OP.16.011. York Region, in their letter dated March 27, 2020 advised that through its MCR the Proposal does not constitute an employment land conversion. The proposed Official Plan Amendment is considered a routine matter of local significance, and in accordance with YROP 2010 Policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests. Accordingly, Official Plan Amendment File OP.16.011 has been exempted from Regional approval. York Region also have no comments on Zoning By-law Amendment File Z.16.048 as it is considered a matter of local significance.

## **Conclusion**

The Applications have been reviewed in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Proposal shown on Attachment 3 is consistent with Provincial policy, conforms to the Growth Plan and YROP 2010, and maintains the intent of VOP 2010.

The Development Planning Department is satisfied that the Proposal is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of Official Plan and Zoning By-law Amendment Files OP.16.011 and Z.16.048 subject to the Recommendations of this report.

**For more information**, please contact: Judy Jeffers, Planner, at extension 8645.

## **Attachments**

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

## **Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

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

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

**Approved by**

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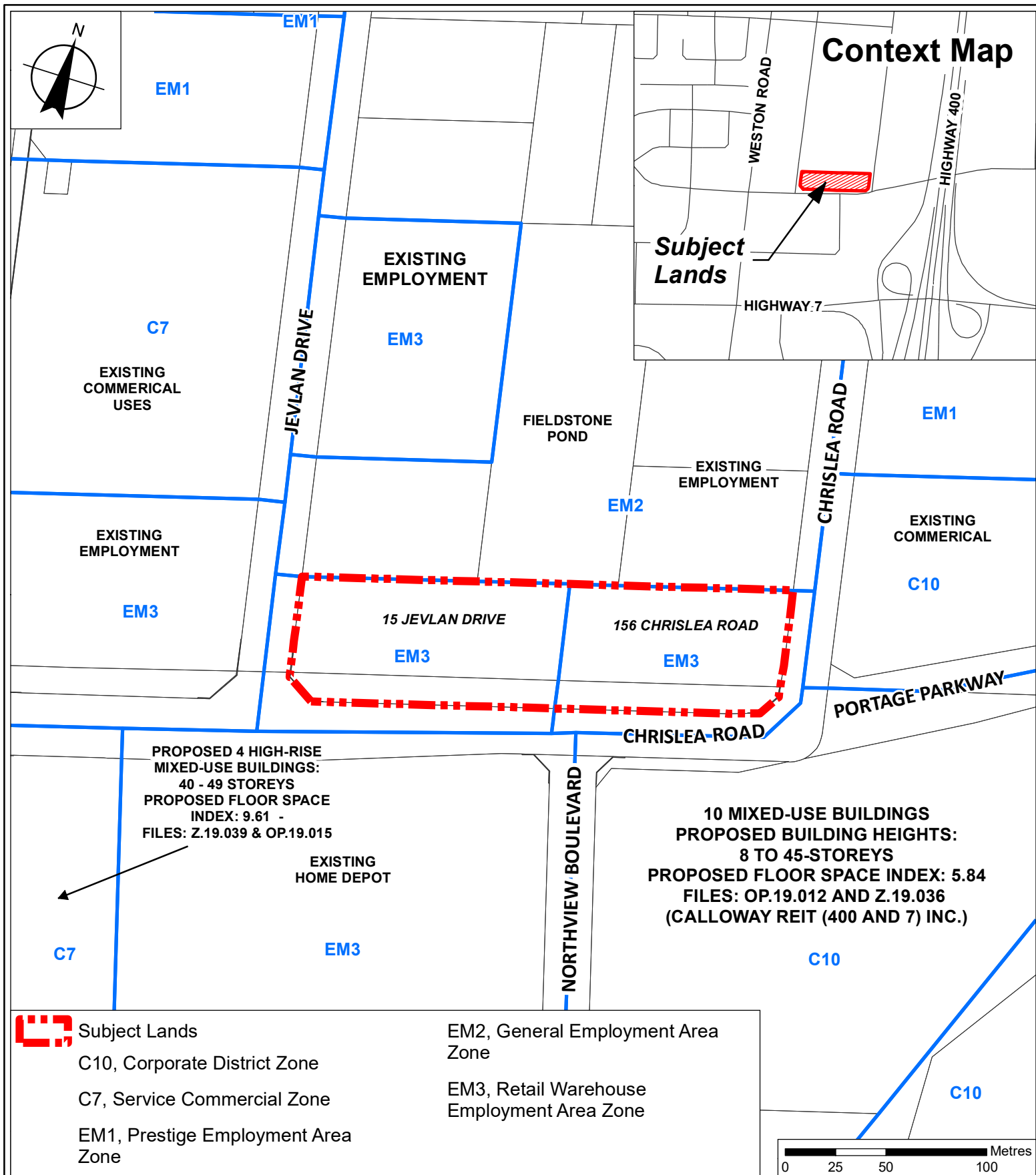
Mauro Peverini, Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager





## Context and Location Map

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

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



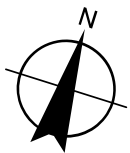
## Attachment

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

**DATE:**  
May 4, 2021

**1**





JEVLAN DRIVE

CHRISLEA ROAD

15 JEVLAN DRIVE

156 CHRISLEA ROAD

PORTAGE PARKWAY

CHRISLEA ROAD

NORTHVIEW BOULEVARD



SUBJECT LANDS



Prestige Employment



General Employment



Community Commercial Mixed-Use



Employment Commercial Mixed-Use



Mid-Rise Mixed-Use

## Vaughan Official Plan 2010 - Schedule 13 Land Use

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

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



## Attachment

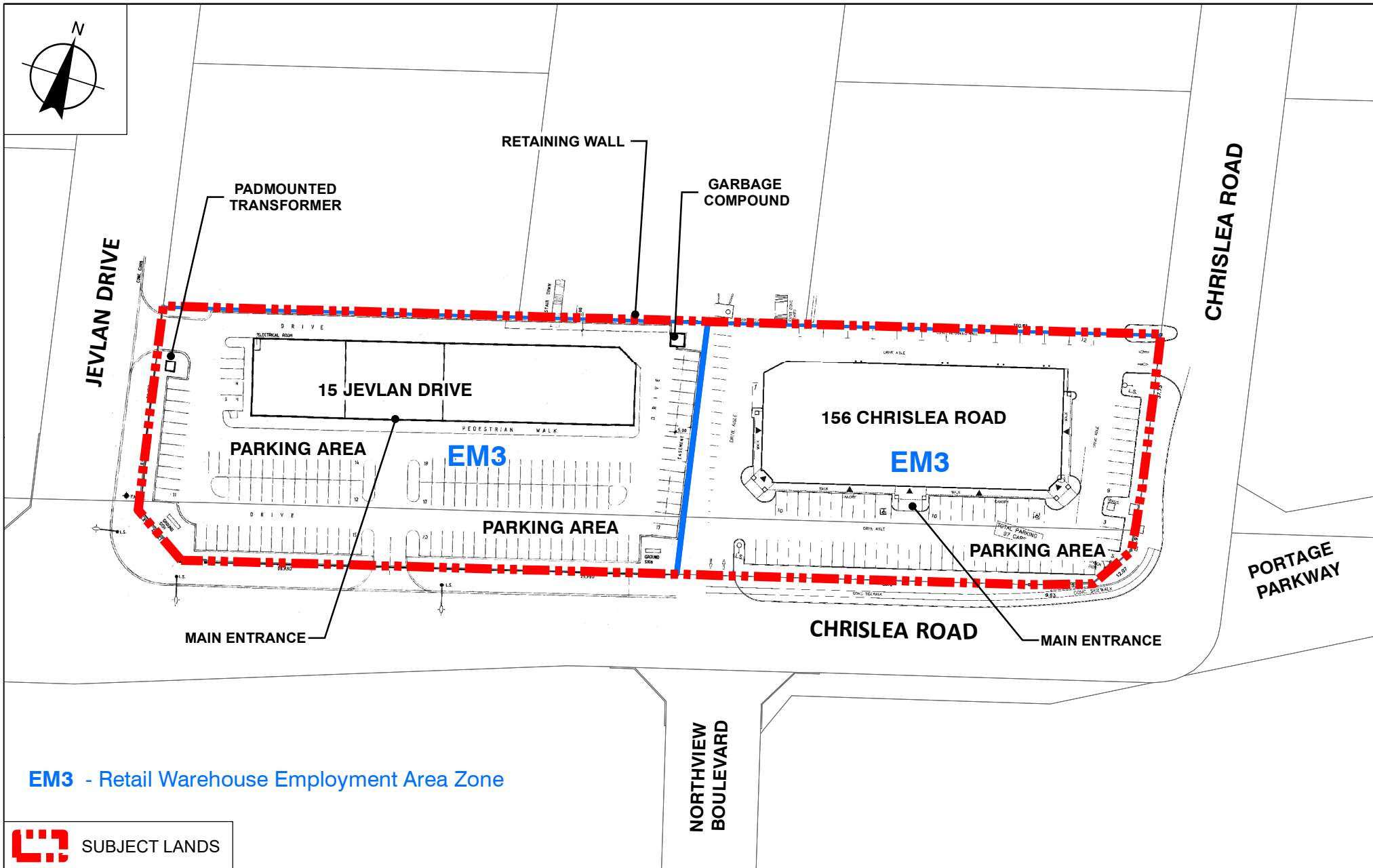
**FILES:**  
OP.16.011 and Z.16.048

**DATE:**  
May 4, 2021

2







## Existing Zoning and Site Plans

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

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



## Attachment

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

**DATE:**  
May 4, 2021

**3**



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, May 4, 2021

**WARD(S):** 4

**TITLE: PROPOSED NAMES FOR STREET AND MEWS  
SITE DEVELOPMENT FILE DA.18.056  
RELATED FILES 19T-18V008, Z.18.021 AND OP.18.014  
MOBILIO DEVELOPMENTS LTD.  
VICINITY OF INTERCHANGE WAY AND JANE STREET**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To seek approval to name a street and mews located within the lands identified by approved Site Development File DA.18.056, as shown on Attachment 1.

**Report Highlights**

- The Owner is seeking approval to name a street and mews located within the lands identified by approved Site Development File DA.18.056
- The proposed names are supported by the Vaughan Metropolitan Centre Program staff and are in accordance with the landscape-base theme for the Vaughan Metropolitan Centre, which commemorate the agricultural heritage of the historic village of Edgeley
- The Development Planning Department supports the approval of the street names, as they are consistent with the City's Street Naming Policy and Procedures that were approved by Vaughan Council on December 10, 2013

## **Recommendations**

1. That the following proposed names for a street and mews located within the lands identified in approved Site Development File DA.18.056, as shown on Attachment 1, BE APPROVED:

### **Proposed Street Name**

- Honeycrisp Crescent

### **Proposed Mews Name**

- Almond Blossom Mews

## **Background**

The Development Planning Department received an application to name a street and mews located within the lands identified by approved Site Development File DA.18.056. Both the street and mews are in private tenure. The proposed names reflect the cultural heritage character of the historic village of Edgeley, with its rich agricultural roots of orchards and productive landscapes. Many of the streets in the Vaughan Metropolitan Centre have a similar landscape-base theme.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

The Owner is seeking approval to name a street and mews located within the lands identified by approved Site Development File DA.18.056, as shown on Attachment 1.

The York Region, Community Planning and Development Services Department has no objection to the proposed names. The Development Planning Department and the Fire and Rescue Department have reviewed the names for appropriateness and determined the proposed names to be satisfactory.

The names for the proposed street and mews are consistent with the City's Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on March 9, 2021 circulated the proposed names to each Council member and received no comments.

The proposed names are not the result of a charity fundraising auction/event.

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has no objection to the proposed street and mews name.

## **Conclusion**

The Vaughan Development Planning Department has no objection to the proposed names for the street and mews located within the lands identified by approved Site Development File DA.18.056, as the names are consistent with the City's Street Naming Policy and have been reviewed and approved by York Region and the Vaughan Fire and Rescue Services Department. Should the Committee concur, the recommendation in this report can be approved.

**For more information**, please contact: Sylvia Cardenas, Senior GIS Technician, Development Planning Department at extension 8051.

## **Attachment**

1. Proposed Names for Future Street and Mews

## **Prepared by**

Sylvia Cardenas, Senior GIS Technician, ext. 8051

Gaston Soucy, VMC Project Manager, Planning, ext. 8266

Amy Roots, Acting Director of Vaughan Metropolitan Centre Program, ext. 8035

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

## **Approved by**



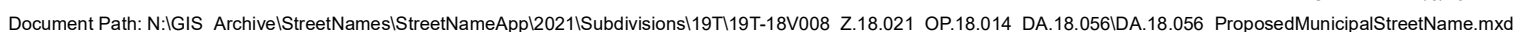
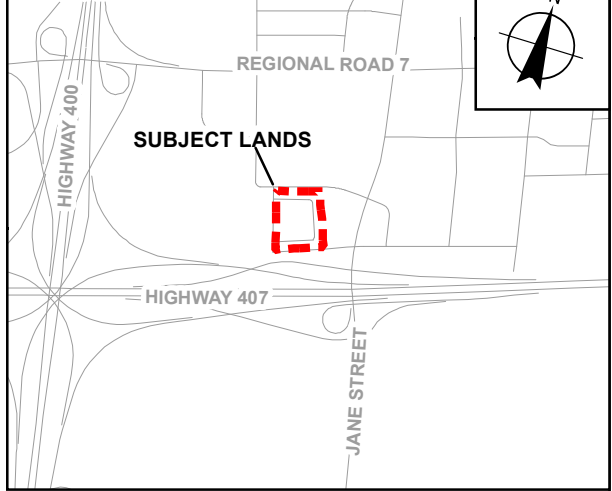
Mauro Peverini, Chief Planning Official

## **Reviewed by**



Jim Harnum, City Manager









## Committee of the Whole (1) Report

---

**DATE:** Tuesday, May 4, 2021

**WARD(S):** 4

**TITLE: PROPOSED RENAMING OF EXCHANGE AVENUE  
SITE DEVELOPMENT FILE DA.18.056  
RELATED FILES 19T-18V008, Z.18.021 AND OP.18.014  
MOBILIO DEVELOPMENTS LTD.  
VICINITY OF INTERCHANGE WAY AND JANE STREET**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To seek approval to rename the north-south portion of Exchange Avenue to “Mable Smith Way” and the east-west portion of Exchange Avenue to “Autumn Harvest Road”, within the lands identified by approved Site Development File DA.18.056, as shown on Attachment 1.

**Report Highlights**

- The Owner is seeking approval to rename Exchange Avenue located within the lands identified by approved Site Development File DA.18.056. The tenure of this road is being conveyed from private to public as a condition of approval, and no existing addresses are assigned along these road segments
- The proposed names “Mable Smith Way” and “Autumn Harvest Road” are supported by the Vaughan Metropolitan Centre Program staff as they are in accordance with the cultural heritage and landscape themes for the Vaughan Metropolitan Centre, which commemorate the historic village of Edgeley
- The Development Planning Department supports the approval of the street names, as they are consistent with the City’s Street Naming Policy and Procedures that were approved by Vaughan Council on December 10, 2013

## **Recommendations**

1. That the following proposed names for renaming Exchange Avenue within the lands identified in approved Site Development File DA.18.056, as shown on Attachment 1, BE APPROVED:

### **Proposed Street Names**

- Mable Smith Way
- Autumn Harvest Road

## **Background**

The Development Planning Department received an application to rename the north-south portion of Exchange Avenue to “Mable Smith Way” and the east-west portion of Exchange Avenue to “Autumn Harvest Road”, located within the lands identified by approved Site Development File DA.18.056.

Exchange Avenue is currently in private tenure and extends north-south and east-west in the southwest quadrant of the VMC. The portions of Exchange Avenue identified in Attachment 1 are being conveyed to the City as a public road as a condition of approval through the approved Site Development File DA.18.056. No existing addresses are assigned along these road segments. The Owner intends to seek approval to rename the remaining portion of Exchange Avenue extending west of the property to “Autumn Harvest Road” in the future, as there is an existing building currently addressed off the remaining segment of the private road with a temporary lease arrangement in place.

Mabel Smith was the first female teacher at the school in the Village of Edgeley in 1902, and Autumn Harvest reflects the landscape character of the historic village, with its rich agricultural roots of orchards and productive landscapes. Many of the streets in the Vaughan Metropolitan Centre have a similar landscape-base theme.

The Owner has notified the neighbouring property owner (Ikea), as a courtesy, of its request to rename the existing private roads to “Mable Smith Way” and “Autumn Harvest Road”. The neighbouring property is not addressed off either of these road segments, and therefore is not impacted by the proposed renaming.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

The Owner is seeking approval to rename the north-south portion of Exchange Avenue to “Mable Smith Way” and the east-west portion of Exchange Avenue to “Autumn

Harvest Road”, located within the lands identified by approved Site Development File DA.18.056, as shown on Attachment 1.

The York Region, Community Planning and Development Services Department has no objection to the proposed names. The Development Planning Department and the Fire and Rescue Department have reviewed the names for appropriateness and determined the proposed names to be satisfactory.

The proposed names are consistent with the City’s Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on March 9, 2021 circulated the proposed names to each Council member and received no comments.

The proposed names are not the result of a charity fundraising auction/event.

### **Financial Impact**

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

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

The York Region Community Planning and Development Services Department has no objection to the proposed street names.

### **Conclusion**

The Vaughan Development Planning Department has no objection to renaming the north-south portion of Exchange Avenue to “Mable Smith Way” and the east-west portion of Exchange Avenue to “Autumn Harvest Road”, within the lands identified by approved Site Development File DA.18.056. The proposed street names are consistent with the City’s Street Naming Policy and have been reviewed and approved by York Region and the Vaughan Fire and Rescue Services Department. Should the Committee concur, the recommendation in this report can be approved.

**For more information**, please contact: Sylvia Cardenas, Senior GIS Technician, Development Planning Department at extension 8051.

### **Attachment**

1. Proposed Renaming of Exchange Avenue

**Prepared by**

Sylvia Cardenas, Senior GIS Technician, ext. 8051

Gaston Soucy, VMC Project Manager, Planning ext. 8266

Amy Roots, Acting Director of Vaughan Metropolitan Centre Program, ext. 8035

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

**Approved by**

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

Mauro Peverini, Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager



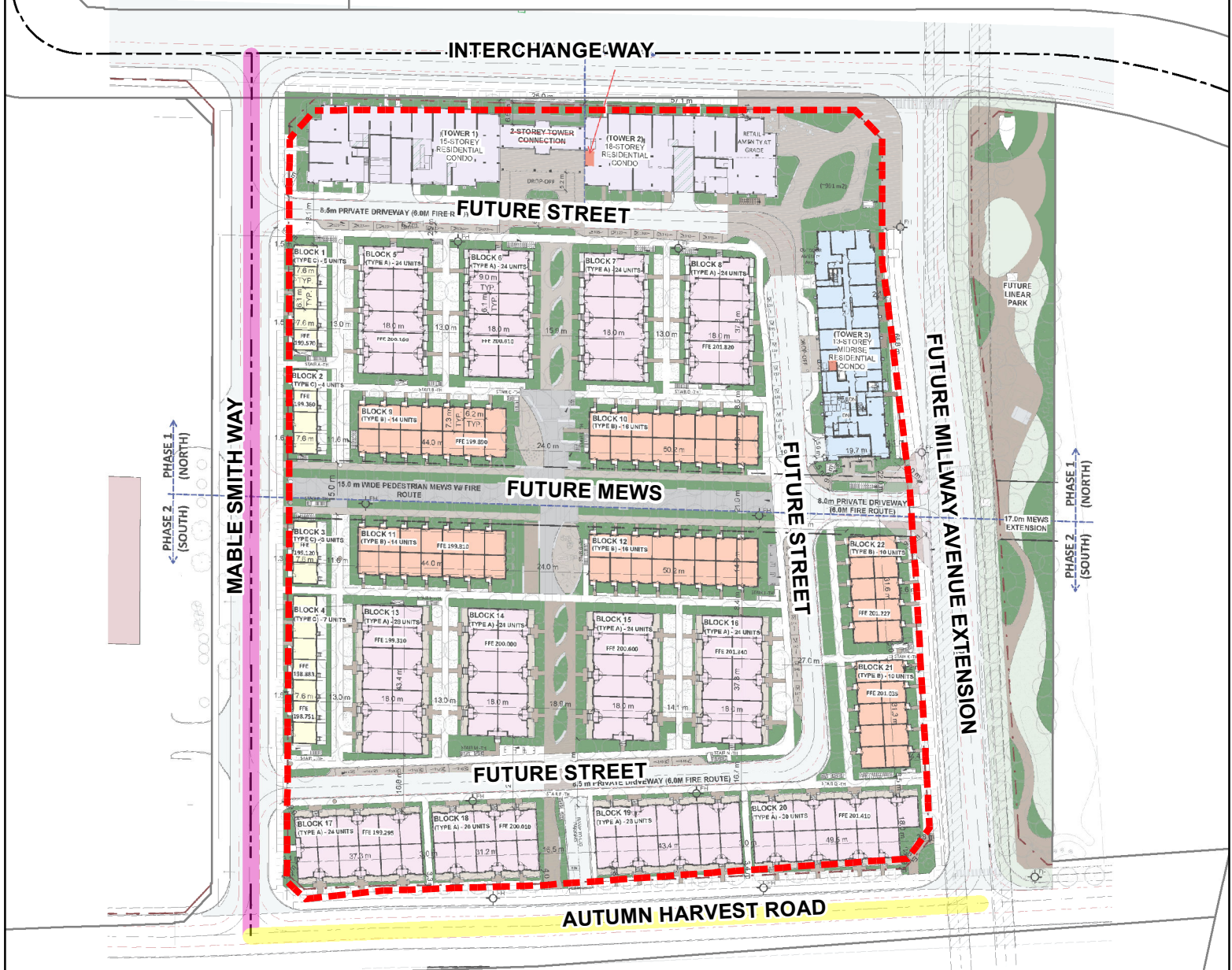
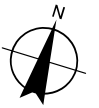
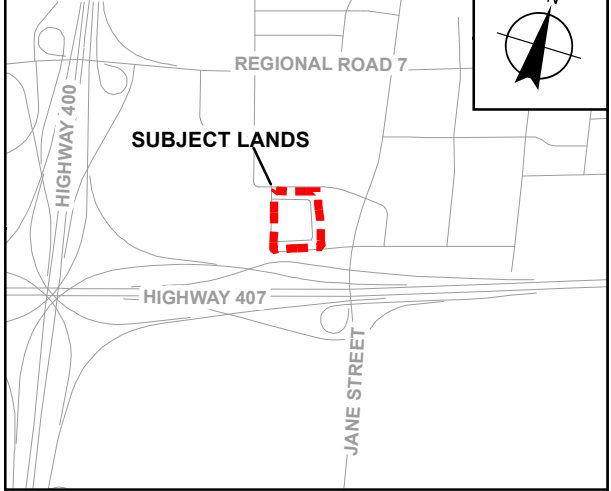
**SUBJECT LANDS**

**PROPOSED STREET NAMES FOR EXCHANGE AVE**

MABLE SMITH WAY (LOCAL ROAD - 22M R.O.W)

AUTUMN HARVEST ROAD (MINOR COLLECTOR - 23.4m R.O.W)

**CONTEXT MAP**



## Proposed Renaming of Municipal Street: Exchange Avenue

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

**APPLICANT:**  
Mobilio Developments Ltd. (2748355 Canada Inc.)



**VAUGHAN**

Development Planning

111

**Attachment**

**FILE:**  
DA.18.056

**RELATED FILES:**  
19T-18V008, Z.18.021  
& OP.18.014

**DATE:**  
May 4, 2021

**1**



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, May 04, 2021

**WARD:** 4

**TITLE: TDC MEDICAL PROPERTIES INC.**

**ZONING BY-LAW AMENDMENT FILE Z.20.012**

**SITE DEVELOPMENT FILE DA.20.056**

**400 BRADWICK DRIVE (PART OF LOT 9, CONCESSION 3) AND  
PART OF LOT 8, CONCESSION 3**

**VICINITY OF HIGHWAY 7 AND BRADWICK DRIVE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development Files Z.20.012 and DA.20.056 for the subject lands shown on Attachment 2. The Owner proposes to permit regulated health professional office uses, and a 140 m<sup>2</sup> pharmacy in addition to the current uses permitted by the “EM1 Prestige Employment Area Zone”, within the existing two-storey office building, and to construct a new parking lot, as shown on Attachment 3 and 4.

### **Report Highlights**

- The Owner proposes to permit regulated health professional offices and a pharmacy use in addition to the current uses permitted in the “EM1 Prestige Employment Area Zone”, within the existing two-storey office building
- The Owner proposes to amend Zoning By-law 1-88 and requires a Site Development Application to construct a new parking lot
- The Development Planning Department supports the proposal as it is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan, the York Region Official Plan, the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.012 (TDC Medical Properties Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit regulated health care professional offices and pharmacy use in addition to the current permitted uses in the “EM1 Prestige Employment Area Zone” together with site-specific zoning exceptions identified in Table 1 of this report.
  - a. THAT prior to the enactment of the Zoning By-law, the Owner shall make an Application to Annex Restrictive Covenants Section 118, in accordance with Section 118 of the *Land Titles Act*, or another mechanism to the satisfaction of the Development Planning Department in consultation with Legal Services, for the registration of a restriction on the entirety of the lands whereby no transfer or change of any part of the lands shall be registered without the written consent of The Corporation of the City of Vaughan.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Site Development File DA.20.056 (TDC Medical Properties Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS identified in Attachment 1, to the satisfaction of the Development Planning Department, to facilitate a new parking lot and minor revisions to the exiting parking lot on the Subject Lands.

## **Background**

The subject lands ('Subject Lands') are municipally known as 400 Bradwick Drive and are located on the southwest corner of Highway 7 and Bradwick Drive and are currently developed with a two-storey building currently being used as an office building. The Subject Lands and surrounding land uses are shown on Attachment 2.

### **Site Development File DA.02.016**

The previous Owner on March 4, 2002, submitted Site Development File DA.02.016 to permit the development of the existing two-storey office building located at 400 Bradwick Drive. Site Development File DA.02.016 was approved subject to conditions by Vaughan Council on May 27, 2002. The Site Plan Agreement was registered on title on October 24, 2002.



### Part of Lot 8, Concession 3

Since the Public Meeting held on June 23, 2020, the Owner has acquired an abutting vacant parcel of land (Part of Lot 8, Concession 3), which is located south of 400 Bradwick Drive. These lands were acquired in order to accommodate 33 additional parking spaces, and now form part of the Subject Lands shown in Attachment 2.

Date application submitted: April 3, 2020

Date application deemed complete: May 1, 2020

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

TDC Medical Properties Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit regulated health professional offices, a 140 m<sup>2</sup> pharmacy and a new parking lot on the Subject Lands (the 'Proposal'):

1. Zoning By-law Amendment File Z.20.012 to amend Zoning By-law 1-88 to permit regulated health professional offices and a pharmacy use, in addition to the current permitted uses in the "EM1 Prestige Employment Area Zone", together with site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.20.056 to facilitate the development of a vacant parcel of land for a new parking lot and other parking configuration changes, as shown on Attachments 3 and 4.

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

On June 2, 2020, a Notice of Public Meeting (the 'Notice') was circulated to all property owners within 150 m of the Subject Lands, the Concord West Ratepayers Association and anyone on file with Office of the City Clerk. A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on June 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of June 23, 2020, and forward a comprehensive report to a future Committee of the Whole meeting. No written submissions regarding the Applications were received by the Development Planning Department. The Owner and Rosemarie Humphries of Humphries Planning Group Inc. made deputations at the Public Hearing on June 23, 2020, regarding the Application.

The following are responses to comments made at the Committee of the Whole during the Public Meeting on June 23, 2020:

a) Appropriateness of the proposed Parking Spot Rental Agreement with an adjacent property Owner (267 North Rivermede Road)

Concerns were raised about the appropriateness of the proposed parking spot rental agreement, that would have allowed the Owner the use of 37 parking spaces of the adjacent property (267 North Rivermede Road).

Response

The Owner is no longer proposing a parking spot rental agreement with the Owner of 267 North Rivermede Road. The Owner has acquired a vacant parcel of land (Part of Lot 8, Concession 3) abutting the Subject Lands to the south of 400 Bradwick Drive (Part of Lot 9, Concession 3), thereby being able to provide parking entirely on the Subject Lands, as shown on Attachment 2.

b) Landscaping of the Vacant Parcel of Land

If the Owner was able to acquire the additional parcel of land to the south (Part of Lot 8, Concession 3) for additional parking, comments were raised with respect to ensuring sufficient landscaping was provided to achieve proper screening of parked cars along Highway 7.

Response

Since the Public Hearing, the Owner has acquired the parcel of land to the south and has submitted Site Development File DA.20.056. A landscape buffer along Highway 7 on the Subject lands and York Region's right-of-way, ranging in width from 4.75 m to 6.25 m is proposed with new plantings, as shown on Attachments 3 and 4.

c) Ensuring Sufficient Parking

Comments were made about the importance of providing an adequate number of parking spaces to support the medical office use.

Response

The Proposal, if approved, would comply with the parking requirements of Zoning By-law 1-88.

## **Previous Reports/Authority**

The following is a link to the public hearing report for the Zoning By-law Amendment File:

[June 23, 2020, Committee of the Whole Public Hearing, Zoning By-law Amendment File Z.20.012](#)

The following are links to staff reports for the previous Minor Variance File and Site Development File:

[January 16, 2020, Committee of Adjustment, Minor Variance File A179/19](#)

[May 21, 2002, Committee of the Whole, Site Development File DA.02.016](#)

## **Analysis and Options**

### ***The Proposal is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest on land use planning and development. The policies support the overall goal of enhancing the quality of life for all Ontarians. The key policy objectives of the PPS include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety and recognition of local character and context. The *Planning Act* requires planning decisions be consistent with the PPS.

The Proposal is consistent the PPS, specifically Sections 1.1.1.e), 1.1.3.1 and 1.1.3.2. a) and b) and 1.3.1 regarding cost-effective development patterns and standards to minimize land consumption and servicing costs, focusing growth and development in a Settlement Area, and providing a range of employment and institutional uses to meet long-term needs.

The Owner proposes to use the existing two-storey building on the Subject Lands for regulated health professional offices and a pharmacy use and to construct a new parking lot. The Subject Lands are located within a Settlement Area and the proposed uses would efficiently utilize the existing two-storey building in an area where infrastructure, transportation and public services already exist. The Proposal is compatible with the surrounding land uses. As such, the Proposal is consistent with the PPS.

### ***The Proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019 (the ‘Growth Plan’) is intended to guide decisions on a range of issues, including economic development, land use planning, urban form, and housing.

The Growth Plan provides a framework for managing growth, including directions for where and how to grow. The Growth Plan encourages compact built form; transit supportive communities; access to local amenities and connections to municipal water and sewer systems. Council's planning decisions are required by the *Planning Act* to conform with the Growth Plan.

The Proposal is consistent with the policy framework of the Growth Plan, specifically Sections 2.2.1 and 2.2.5 regarding development in Settlement Areas and promoting economic development and competitiveness. The Subject Lands are located within a Settlement Area and a delineated built-up area and have existing connections to municipal water and sewer systems. The Proposal makes efficient use of the Subject Lands and will add variety to the employment uses in the area in an appropriate location. As such, the Proposal conforms to the Growth Plan.

***The Proposal conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" on Map 1 – "Regional Structure" of the YROP. The Urban Area designation permits a range of residential, industrial, commercial, and institutional uses, subject to additional policy criteria. The Subject Lands are located within an employment area and will be efficiently utilized through the introduction of additional permitted uses on the Subject Lands for regulated health professional offices and an accessory pharmacy use.

Section 4.3 of the YROP 2010 seeks to protect employment lands designated in local municipal official plans. The Proposal meets the objectives of Policy 4.3.5 of the YROP as it maintains and enhances the long-term viability of the employment lands with new compatible land uses. As such, the Proposal conforms to the YROP.

***The Proposal conforms to the Vaughan Official Plan 2010***

The Subject Lands are designated "Prestige Employment" by Vaughan Official Plan 2010 ('VOP 2010'). The "Prestige Employment" designation permits low-rise buildings, office uses up to a maximum Gross Floor Area ('GFA') of 10,000 m<sup>2</sup>, and ancillary retail uses. The Owner proposes to permit offices for regulated health professionals and an accessory pharmacy use within the existing two-storey office building having a GFA of approximately 3,044 m<sup>2</sup>. The Proposal conforms to VOP 2010.

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

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”. The Committee of Adjustment On January 16, 2020, approved Minor Variance Application A179/19 to permit an office of a regulated health professional for a period of two years, limited to 35% of the GFA of the office building and to permit a minimum of 99 parking spaces on the Subject Lands.

A Zoning By-law Amendment is required to permit an office of a regulated health care professional and pharmacy use on a permanent basis, in addition to the uses currently permitted in the “EM1 Prestige Employment Area Zone”, together with the following site-specific exceptions to Zoning By-law 1-88.

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone Requirements</b>
a.	Permitted Uses	<ul style="list-style-type: none"><li>• Business and Professional Offices, not including regulated health professional</li><li>• Employment Use</li><li>• Accessory Retail Sales to an Employment Use</li><li>• Accessory Office Uses to an Employment Uses</li><li>• Banquet Hall</li><li>• Bowling Alley</li><li>• Club, Health Centre,</li><li>• Convention Centre, Hotel, Motel</li><li>• Funeral Home</li><li>• Car Brokerage</li><li>• Office Building</li><li>• Recreational Uses</li><li>• Service and Repair Shop</li><li>• Any Public Garage legally existing as of the date of enactment of By-law 80-95</li></ul>	<p>Permit the following additional uses in the EM1 Zone on the Subject Lands:</p> <ul style="list-style-type: none"><li>• Office of a Regulated Health Professional</li><li>• Pharmacy not exceeding 140m<sup>2</sup></li></ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone Requirements</b>
b.	Minimum Parking Space Size	2.7 m X 6 m	2.7 m X 5.7 m (new parking spaces on Part of Lot 8, Concession 3)
c.	Landscape Strip Width	9 m (Highway 7)	0.1 m (Highway 7)

The Development Planning Department supports the site-specific zoning exceptions identified in Table 1 for the following reasons:

- the proposed office of a regulated health professional and pharmacy use implement the policies of VOP 2010 and are therefore considered appropriate
- parking for the proposal is provided entirely on the Subject Lands and complies with the zoning by-law requirements
- the reduced parking space size is considered minor in nature and is supported by the Development Engineering Department
- the reduced landscape width will be offset by the Owner providing a landscape buffer ranging from 4.75 m to 6.25 m with new plantings along Highway 7 using a combination of the Subject Lands and York Region's right-of-way, as shown in Attachment 4

***The Owner is required to consolidate and register the Subject Lands as one lot***

The Subject Lands consist of two separate parcels of land described as 400 Bradwick Drive (Part of Lot 9, Concession 3) and Part of Lot 8, Concession 3. Prior to the enactment of the site-specific zoning by-law, the Owner is required to register a restrictive covenant on title (Section 118) on the Subject Lands. The Section 118 is required in order to comply with Zoning By-law 1-88, as a stand-alone parking lot without an associated building is not a permitted use. A condition to this effect is included in the Recommendations section of this report.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.20.012, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Proposal. A condition to this effect is included in the Recommendation of this report.

***The Development Planning Department supports the Proposal, subject to the Recommendations of this Report***

**Site Plan**

The site plan shown on Attachment 3 includes an existing two-storey office building, an existing parking lot and a new parking lot. The Subject Lands will continue to use the existing access off Bradwick Drive. The existing internal driveway will connect south to the new parking lot. The final site plan must be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

**Landscape Plan**

The landscape plan shown on Attachment 4, features a landscape buffer ranging from 4.75 m to 6.25 m in width along the new parking lot. This landscape buffer will contain new plantings along the Highway 7 corridor using a combination of the Subject Lands and York Region's right-of-way. Development Planning and York Region staff are satisfied with this approach. The existing landscaping contained on the existing lands (400 Bradwick Drive) will remain unchanged. The final landscape plan, details and cost estimate must be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

***The Forestry Operations Division and the Development Planning Department have no objection to the Proposal, subject to the Recommendations of this report***

The Owner submitted an Arborist Report by The Urban Arborist Inc., dated August 11, 2020 and revised February 19, 2021. The Arborist Report identifies 2 replacement trees are required on the Subject Lands. The Development includes the 2 required replacement trees, therefore cash-in-lieu is not applicable.

The Forestry Operations Division of the Transportation Services, Parks, Forestry and Operations Department ('Vaughan Forestry') and the Development Planning Department have no objection to the Proposal and is satisfied that the Proposal is in compliance with the City's Tree Protection Protocol and Tree Protection By-law 052-2018. The final tree inventory, preservation and removals plan and Arborist Report must

be to the satisfaction of the Vaughan Forestry Department and the Development Planning Department. A condition to this effect is included in Attachment 1.

***The Subject Lands are cleared of any Cultural Heritage concerns***

The Subject Lands are cleared of any concern for archaeological resources and do not contain any elements identified as archaeological resources.

***The Development Engineering ('DE') Department supports the Proposal subject to the comments and conditions in this report***

The DE Department has no objection to the Proposal subject to the conditions included in Attachment 1 and have provided the following comments:

Water Services, Sanitary Services and Stormwater Services

The Proposal will be serviced with existing water supply, sanitary service systems and storm drainage servicing systems.

Transportation

In accordance with the requirements of VOP 2010, the DE Department notes that a Traffic Demand Management (TDM) Plan is required for office buildings greater than 2,000 m<sup>2</sup>. The Proposal includes an office building with a GFA of approximately 3,044m<sup>2</sup>. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the DE Department, including the submission of a TDM Plan. A condition to this effect is included in Attachment 1.

***The Financial Planning and Development Finance Department has no objection to the Proposal***

The Financial Planning and Development Finance Department has no objection to the Proposal and advise Development Charges are not required since there is no additional GFA.

***The Infrastructure Development Department, Real Estate Services Division has no objection to the Proposal***

The Real Estate Services Division has no objection to the Proposal and advise cash-in-lieu of the dedication of parkland is not required.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Proposal, subject to a condition***

The TRCA previously issued a permit (Permit No. C-2000336) on May 11, 2020 to facilitate the inclusion of an office of a regulated health professional use and accessory pharmacy within the existing building. The Owner has since purchased the vacant parcel of land to the south to accommodate more parking. Therefore, a permit revision is required in order to facilitate site alterations for the new parking lot. A condition to this effect is included in Attachment 1.



The Subject Lands are located within the TRCA's Regulated Area and a Source Water Protection Area ('WHPA-Q2'), as shown on Attachments 3 and 4. The WHPA-Q2 area requires water balance to meet pre-to-post infiltration rates. The Functional Servicing and Stormwater Management Report, prepared by GM Blueplan Engineering Limited, dated February 17, 2021, identifies the water balance criteria will be met through the addition of a 2.5 m by 2.0 m infiltration pit in the proposed parking lot being added to the lands. The TRCA has no objection to the Proposal, subject to the final approval of the site-specific water balance assessment. A condition to this effect is included in Attachment 1.

***The various utilities have no objection to the Proposal***

Hydro One, Alectra Utilities Corporation, Rogers Communications and Canada Post have no objections to the Proposal.

***Other City Departments have no objection to the Proposal***

Parks Development, By-law & Compliance and Licensing and Permit Services Departments of the City have no objection to the Proposal.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region have no objections to the proposed landscape buffer and associated plantings within the Highway 7 right-of-way shown on Attachment 4. The final landscape plan, details, tree inventory, preservation and removals plan and Arborist Report must be to the satisfaction of York Region. The Owner will require an encroachment permit from York Region with regards to ownership and maintenance of the new plantings. Prior to execution of the Site Plan Letter of Undertaking, all the requirements of York Region's Community Planning and Development Services Department must be satisfied. A condition to this effect is included in Attachment 1.

**Conclusion**

The Development Planning Department is satisfied the Applications to permit regulated health professional offices and a pharmacy within the existing two-storey building, in conjunction with additional lands to be used for a new parking lot, on the Subject Lands are consistent with the policies of the PPS, conforms to the Growth Plan, YROP, VOP 2010 and is compatible with the surrounding area context. Accordingly, the Development Planning Department supports the approval of Zoning By-law Amendment File Z.20.012 and Site Development File DA.20.056, subject to the Recommendations section of this report and the Conditions of Site Plan Approval in Attachment 1.

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

### **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan

### **Prepared by**

Daniela DeGasperis, Planner, ext. 8382

Margaret Holyday, Senior Planner, ext. 8216

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 1 – Conditions of Site Plan Approval (City of Vaughan)**

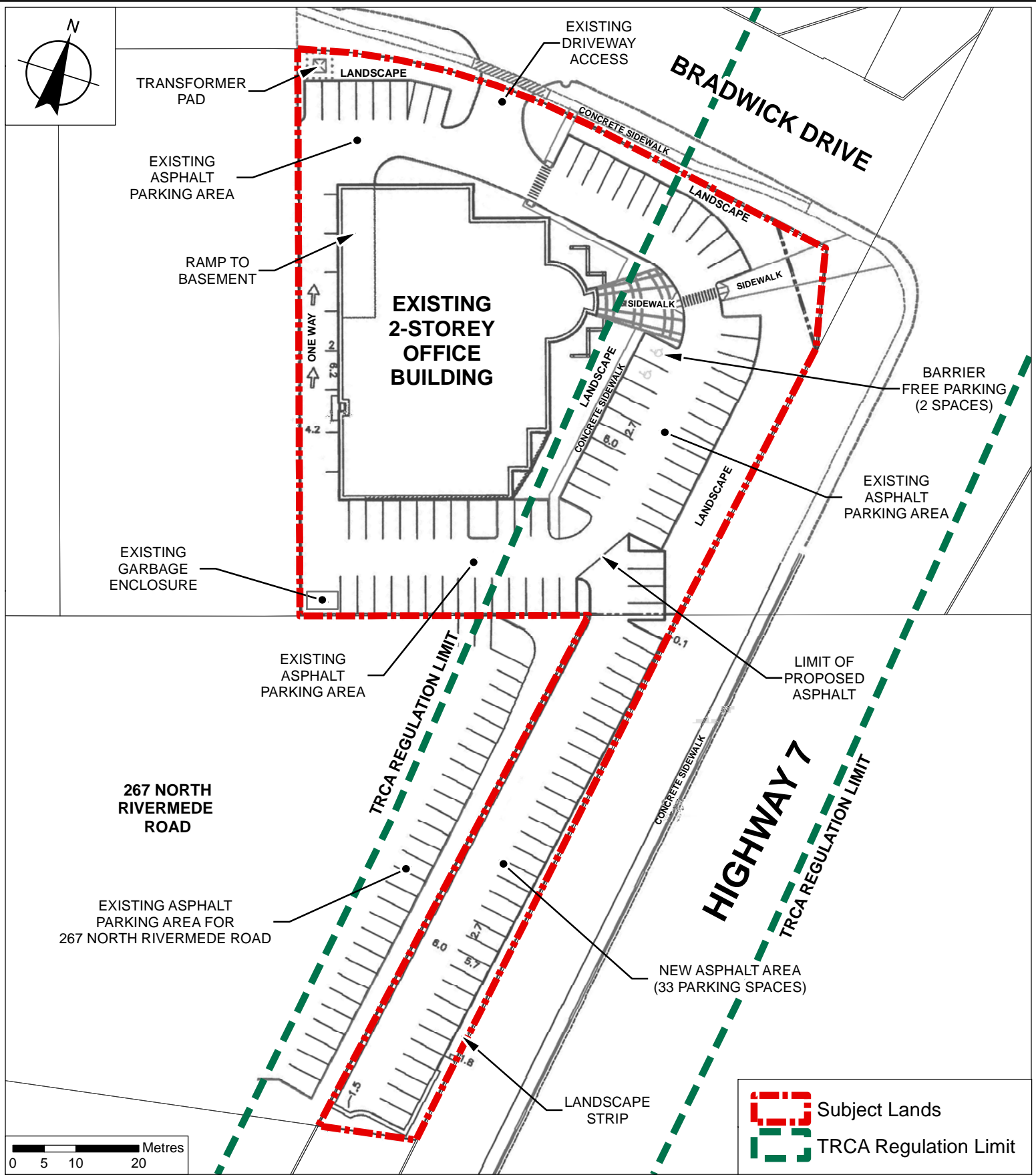
### **Site Development File DA.20.056 (TDC Medical Properties Inc.) Conditions of Approval:**

- 1) THAT prior to the execution of the Letter of Undertaking:
  - a) The Development Planning Department shall approve the final site plan, lighting plan, landscape plan and details and landscape cost estimate;
  - b) The Development Engineering Department shall approve the final grading plan, erosion and sediment control plan and stormwater management report;
  - c) The Owner shall satisfy all requirements of the Development Engineering Department, including the submission of a Traffic Demand Management Study, and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
  - d) The Owner shall obtain a Private Property Tree Removal & Protection Permit in accordance with the City's Tree Protection Protocol By-law 052-2018 and submit a final tree inventory, preservation and removals plan and Arborist Report to the satisfaction of the Development Planning Department and Forestry Operations Division of Transportation Services and Parks and Forestry Operations;
  - e) The Owner shall successfully obtain a permit revision to permit C-2003336 from TRCA to facilitate site alterations to the new parking lot. The Owner shall also pay the required fee(s), satisfy all requirements and obtain all necessary approvals from TRCA, including the approval of the final site-specific water balance assessment.
  - f) The Owner shall obtain an encroachment permit from York Region regarding the ownership of maintenance new plantings within the right-of-way. The Owner shall also pay the required fee(s), satisfy all requirements and obtain all necessary approvals from York Region, including the approval of the final landscape plan and details, final tree inventory, preservation and removals plan, and final Arborist Report.



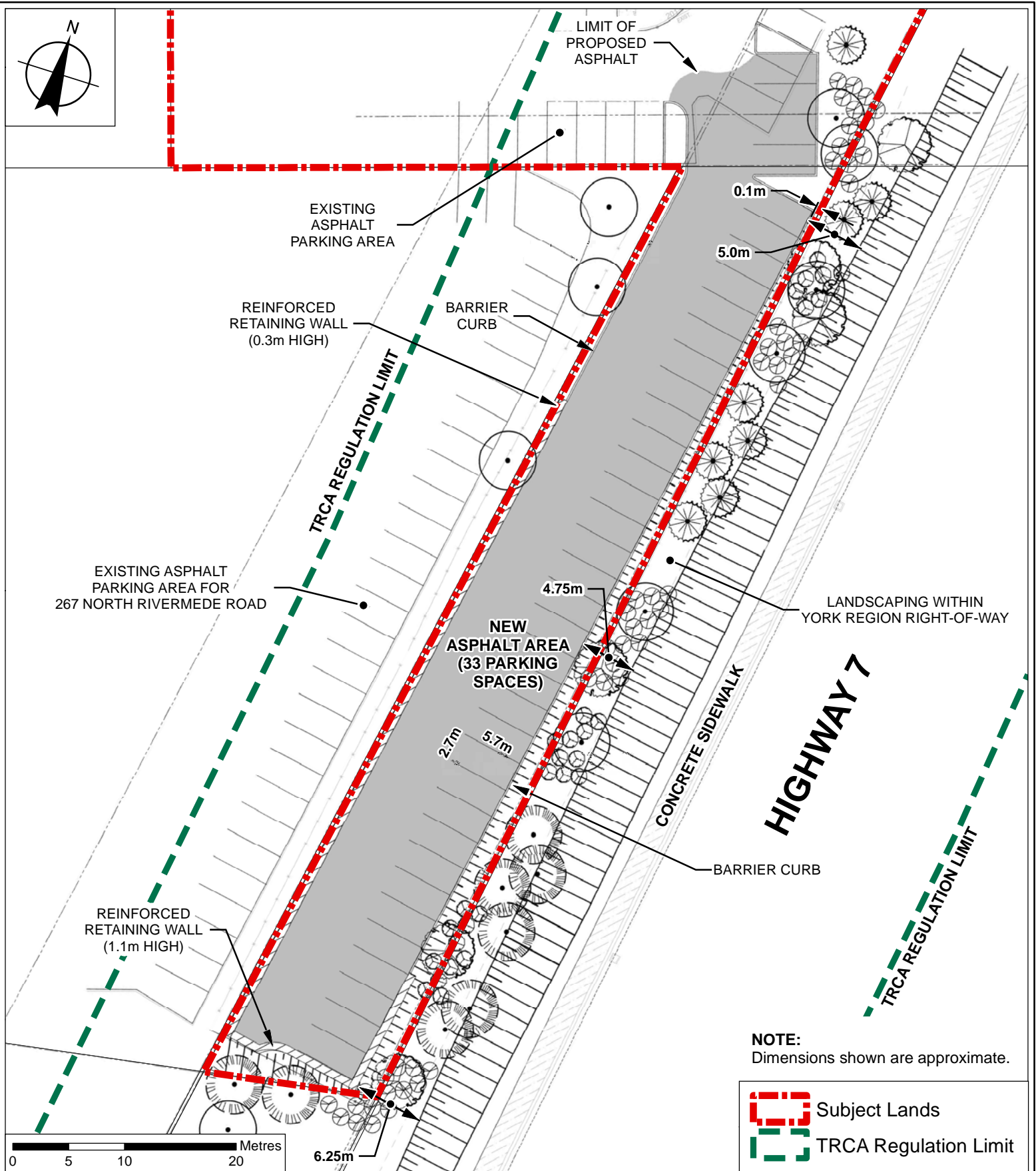












# Landscape Plan

**LOCATION:**  
Part of Lots 8 and 9, Concession 3  
400 Bradwick Drive

**APPLICANT:**  
TDC Medical Properties Inc.



Attachment

**FILES:**  
Z.20.012 and DA.20.056

**DATE:**  
May 4, 2021

4



## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 4, 2021

**WARD:** 5

**TITLE:** 8188 YONGE INC.

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

**SITE DEVELOPMENT FILE DA.20.015**

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

**VICINITY OF YONGE STREET AND UPLANDS AVENUE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development Files Z.20.010 and DA.20.015. The Owner proposes to rezone the subject lands from “C1 Restricted Commercial Zone” and “R1V Old Village Residential Zone” to “RA3 Apartment Residential Zone” to permit two, 10-storey apartment buildings connected by a 7-storey podium containing 282 residential dwelling units, having a Floor Space Index of 3.4 times the area of the subject lands, ground floor commercial uses, 343 underground parking spaces and a privately-owned public space as shown on Attachments 3 to 6.

### **Report Highlights**

- The Owner proposes to rezone the subject lands and requests site plan approval to permit two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 dwelling units and ground floor commercial area
- A Section 37 contribution in exchange for the increased density is required in accordance with a Local Planning Appeal Tribunal Order
- The Development Planning Department supports the development as it is consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow – Growth Plan 2019 as amended, the York Regional Official Plan 2010 and meets the intent of Vaughan Official Plan 2010 and the Yonge Steeles Corridor Secondary Plan, and is considered to be compatible with the surrounding existing and planned land uses

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.010 (8188 Yonge Inc.) BE APPROVED to:
  - a) amend Zoning By-law 1-88 to rezone the Subject Lands from “C1 Restricted Commercial Zone,” subject to site-specific Exceptions 9(9), 9(264) and 9(389) and “R1V Old Village Residential Zone,” subject to site-specific Exception 9(662) to “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
  - b) permit the bonusing for increased height and density for the proposed Development shown in Attachments 3 to 6, in accordance with the LPAT Order (File No. PL11184, Appeal #157), in return for the following potential community benefits totalling \$3,400,000 pursuant to the *Planning Act*, the policies of Vaughan Official Plan 2010, the Yonge Steeles Corridor Secondary Plan and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*:
    - i) Improvements and/ or repairs to nearby heritage properties including:
      - The Armstrong House at 42 Old Yonge Street (i.e. window repair, roof, and exterior door replacement)
      - The MacDonald House at 121 Centre Street (i.e. window and siding repair, interior door replacement)
      - The Arnold House at 21 Spring Gate Boulevard (i.e. window repair, exterior brick, and interior flooring replacement)
    - ii) A contribution to Housing York Inc. for affordable housing;
    - iii) A contribution to the Yonge Street Corridor Public Art Strategy;
    - iv) Landscaping costs associated with the privately-owned public space and the mid-block connection on the Subject Lands;
    - v) Improvements and/or upgrades to Langstaff School Park, Riverside Park and/or Thornhill Park; (i.e. shade structure, site furnishings, improvements to playground and basketball courts, outdoor fitness equipment, new water play);
    - vi) Improvements to Uplands Trail;
    - vii) Improvements and/or upgrades to Bathurst Clark Library (i.e. parking lot renovation); and
    - vii) Improvements / upgrades to Garnet A. Williams Community Centre(i.e. room divider for multi-purpose room, locker upgrades, sound system installations, lobby furniture, shade structure).
2. THAT prior to the enactment of the implementing Zoning By-law, the Mayor and the City Clerk be authorized to execute the Section 37 Density Bonusing

Agreement, pursuant to Section 37 of the *Planning Act*, for the implementation of community benefits identified in Recommendation 1b. The Owner shall pay to the City the Section 37 surcharge fee in accordance with the Tariff of Fees By-law for Planning Applications, prior to the execution of the Section 37 Agreement.

3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Site Development File DA.20.015 (8188 Yonge Inc.) BE DRAFT APPROVED SUBJECT TO CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department to permit two, 10-storey mixed-use apartment buildings connected by a 7-storey podium consisting of 282 residential dwelling units, ground floor commercial area, two levels of underground parking and a privately-owned public space.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Site Plan Development File DA.20.015 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 282 residential apartment dwelling units (623 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

### **Background**

The subject lands (the ‘Subject Lands’), shown on Attachment 2, includes 6 properties municipally known as 8136, 8140, 8150, 8178 and 8188 Yonge Street and 5 Uplands Avenue. The Subject Lands are located on the west side of Yonge Street, between Helen Avenue and Uplands Avenue. The Subject Lands are currently developed with one and two storey commercial and retail buildings fronting onto Yonge Street and a detached dwelling is located on 5 Uplands Avenue.

Date of pre-application consultation: January 17, 2020

Date applications deemed complete: April 30, 2020

### ***A Zoning By-law Amendment and Site Development application have been submitted to permit the Development***

8188 Yonge Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) to permit the development of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium containing 282 residential dwelling units, a Floor Space Index of 3.4 times the area of the Subject Lands, 678 m<sup>2</sup> of ground floor

commercial area, 343 parking spaces within two levels of underground parking, and a privately-owned public space (POPS) (the 'Development'):

1. Zoning By-law Amendment File Z.20.010 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C1 Restricted Commercial Zone", subject to site-specific Exceptions 9(9), 9(264), and 9(389) and "R1V Old Village Residential Zone" with site-specific Exception 9(662), to "RA3 Apartment Residential Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.20.015 to permit the Development as shown on Attachments 3 to 6.

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

The City on August 21, 2020, mailed a Notice of Public Meeting to all property owners within 150 m of the Subject Lands, plus an extended notification area, the Rosedale North Ratepayer's Association, the City of Markham and anyone on file with the Office of the City Clerk. A copy of 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 the street frontages of the Subject Lands, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on September 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of September 22, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting.

The following is a summary of the comments provided in the deputations and in writing at the Public Meeting of September 22, 2020, and written submissions received by the Development Planning Department. Resident comments have been organized by theme as follows:

Density and Compatibility

- The Development does not fit with the existing low-rise residential area
- The Development will create sun, shadow, and privacy impacts on the adjacent low-rise residential dwellings

Access, Traffic and Parking

- The access off Uplands Avenue will create traffic and congestion issues
- The Development will create traffic and congestion issues
- Visitors will park along local streets
- New roads and traffic signals will be needed

### Noise

- Noise pollution from personal and delivery vehicles, loading activities, POPS, and construction activities

### POPS

- The POPS will only serve the occupants of the Development, not the broader community

### Other

- The Development will affect property values in the area
- The Development will impact sewer and drainage capacity in the area
- The Development will impact the cultural value of the property and the Old Village of Thornhill Character
- During construction there will safety concerns, dust, vibration, and negative visual impacts
- The Development should include larger units to attract families to the area

The comments above are addressed throughout this report.

The City on April 23, 2021, sent a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation at the Committee of the Whole or submitted written and email correspondence to the City regarding the Applications.

### **Previous Reports/Authority**

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

[September 22, 2020, Committee of the Whole \(Public Meeting\) Item 1, Report No. 42](#)

### **Analysis and Options**

#### ***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The Development is consistent with the PPS, specifically the following:

- Section 1.1.1 by contributing to healthy, livable, and safe communities
- Section 1.1.3.1 by focusing growth and development in settlement areas
- Section 1.1.3.2 by efficiently using land and promoting a density and mix of land uses that are transit supportive
- Section 1.1.3.6 by allowing new development within designated growth areas having a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public services facilities

- Section 1.4.1 and 1.4.2 by providing an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional area
- Section 1.6.3 by optimizing existing infrastructure and public service facilities
- Section 1.7.1 by supporting the long-term economic prosperity, providing necessary housing supply and range of housing options for a diverse workforce, encouraging a sense of place by promoting well-designed built form

The Subject Lands are located within a Settlement Area as defined by the PPS. The Development will facilitate intensification with the replacement of four stand-alone commercial buildings with 282 residential dwellings units and 678 m<sup>2</sup> of commercial space. The Development provides a compact and mixed-use built form at a density that is transit supportive and contributes to the range of housing options and typologies (apartment units) in the area for future and current residents. The proposed built form, including podium heights, commercial at grade and the application of a 45-degree angular plane to reduce impacts on the abutting properties, provides an appropriate pedestrian scale and minimizes the impact to surrounding low-density residential uses.

The Development promotes efficient use of the lands, reduces land consumption, and optimizes existing and planned municipal infrastructure. The proposed density will utilize and support the transit investments planned for the Yonge North Subway Extension (YNSE).

On this basis, the Development is consistent with the PPS.

***The Development conforms to the Provincial Growth Plan for the Greater Golden Horseshoe, 2019, as amended***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, as amended (Growth Plan) is intended to guide decisions on a range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth, including directions for where and how to grow; the provision of infrastructure to support growth; protecting natural systems and cultivating a culture of conservation.

Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development is consistent with the policy framework of the Growth Plan as the proposed built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 respecting directing growth to settlement areas that have existing or planned municipal infrastructure and the achievement of complete communities
- Section 2.2.2 respecting contributing to meeting residential development growth targets within the delineated built-up area



- Section 2.2.6 respecting providing Complete Communities, as defined by the Growth Plan, to encourage a diverse mix of housing densities to meet the needs of current and future residents and establish targets for affordable ownership housing and rental housing
- Section 3.2.3 respecting optimizing public investments in higher order transit
- Section 3.2.6 - optimize and improve efficiency within existing water and wastewater systems, and utilize existing systems to serve growth in a manner that supports the minimum intensification targets of the Growth Plan

The Subject Lands are located within a Settlement Area, as defined by the Growth Plan and a delineated built-up area. The compact built form of the Development makes efficient use of the Subject Lands and adds a range and mix of housing units and uses for the community. The Development provides for pedestrian-built form at-grade, new pedestrian linkages through the community and will also provide an appropriate transition to the surrounding low-rise residential community.

The Growth Plan sets out a regional vision for transit and seeks to align transit growth by directing growth in the Major Transit Station Areas ('MTSA') and other strategic growth areas, including growth centres. Yonge Street is identified as a Priority Transit Corridor with higher-order transit planned in this area with the YNSE. The Development is located adjacent to the YNSE and proposes a higher density that supports this major transit investment.

The Development conforms to the goals and objectives of the Growth Plan, will make more efficient use of the Subject Lands, and will optimize municipal water and wastewater infrastructure (Sections 2.2.2 and 3.2.6). On this basis, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP which permits a wide range of residential, commercial, industrial, and institutional uses. The Development conforms to the YROP, specifically:

- Section 3.5 respecting housing objectives which include providing a mix and range of affordable housing and smaller unit types, and meeting density
- Section 4.2.4 respecting encouraging a mixed-use pedestrian environment in Regional Centres and Corridors that promotes transit uses and enhances these areas as destinations for business, entertainment, and recreation
- Section 5.3 respecting development within the urban structure by encouraging residential development to occur within built-up areas as defined by the Province's Built Up Area Boundary in the Growth Plan
- Section 5.4 respecting the need for urban, compact, and pedestrian friendly built form that is transit supportive.

The Subject Lands are located along Yonge Street which is identified as a “Regional Corridor” on Schedule 1 - Regional Structure in the YROP. The Development would increase the mixed-use function of the Subject Lands by adding residential and commercial uses and a POPS. The Development has an urban and compact built form, with a total of 282 residential dwelling units which contributes to the range of housing choice in the City to meet the needs of residents and workers within York Region. The range and mix of uses together with the proposed density will optimize the use of the YNSE and encourage pedestrian activity.

On this basis, the Development conforms to the policies of the YROP.

***The Development conforms to City of Vaughan Official Plan 2010 (‘VOP 2010’)***

The portion of the Subject Lands fronting onto Yonge Street is identified as a “Regional Intensification Corridor” on Schedule 1 - Urban Structure of VOP 2010 and is designated “Mid-Rise Mixed-Use” by VOP 2010, Volume 2, Yonge Steeles Corridor Secondary Plan (‘YSCSP’). The property located at 5 Uplands Avenue is designated “Low-Rise Residential” by VOP 2010.

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

The Development consists of two, 10-storey mixed-use apartment buildings connected by a 7-storey podium with an FSI of 3.4 times the area of combined lots. The height and density are focused along Yonge Street. The Development tiers downwards to 2-storeys towards the west to provide a transition to the existing “Low-Rise Residential” neighbourhood. The POPS provides a buffer between the north building and the existing neighbourhood. Commercial space is located on the ground floor having frontage on Yonge Street to encourage pedestrian activity and to animate the street. The Development conforms to the YSCSP and VOP 2010.

***The Owner is required to enter into a Section 37 Bonusing Agreement for the proposed increase in building height in exchange for community benefits***

Under Section 37(1) of the *Planning Act*, permits an increase to building height or density above what is otherwise permitted may be authorized in return for the provision of community benefits. The site-specific LPAT Order for the Subject Lands (File No. PL11184, Appeal #157) states the requirements for a Section 37 Agreement and contribution calculation using a Base Density of 1.5 FSI shall be satisfied prior to the implementation of the site-specific zoning by-law.

To determine the uplift value and Section 37 contribution, the Owner retained Janterra Real Estate Advisors Inc. who provided an appraisal report for the uplift on the Subject Lands resulting from the increased building height and density approved by the LPAT. The Owner on December 18, 2020, submitted the appraisal to the City for review and approval. The appraisal report identifies the uplift value of the Subject Lands as \$17,000,000. The Infrastructure Development Department, Real Estate Division, reviewed and accepted the appraisal report.

Based on the policies of VOP 2010 and the City's Guidelines for the Implementation of Section 37 Benefits, the Owner and the City have agreed to a monetary contribution of \$3,400,000. This contribution will be included in the implementing zoning by-law and secured through a Section 37 Density Bonusing agreement executed between the Owner and the City prior to the enactment of the Zoning By-law, to the satisfaction of the City. The contribution will be directed towards the following potential community benefits, to be finalized prior to the execution of the Density Bonusing Agreement:

- Improvements and/ or repairs to nearby heritage properties:
  - The Armstrong House at 42 Old Yonge Street (i.e. window repair, roof, and exterior door replacement)
  - The MacDonald House at 121 Centre Street (i.e. window and siding repair, interior door replacement)
  - The Arnold House at 21 Spring Gate Boulevard (i.e. window repair, exterior brick, and interior flooring replacement)
- A contribution to Housing York Inc. for affordable housing
- A contribution to the Yonge Street Corridor Public Art Strategy
- Landscaping costs associated with the privately-owned public space and the mid-block connection on the Subject Lands;
- Improvements and/or upgrades to Langstaff School Park, Riverside Park and/or Thornhill Park (i.e. shade structure, site furnishings, improvements to playground and basketball courts, outdoor fitness equipment, new water play)
- Improvements to Uplands Trail
- Improvements and/or upgrades to Bathurst Clark Library (i.e. parking lot renovation)
- Improvements / upgrades to Garnet A. Williams Community Centre (i.e. room divider for multi-purpose room, locker upgrades, sound system installations, lobby furniture, shade structure)

The Owner will be required to pay the Section 37 Bonusing Agreement Surcharge Fee in accordance with the "Tariff of Fees By-law for Planning Applications," in effect at the time the execution of the Agreement to prepare the Section 37 Agreement. Conditions to this effect are included in the Recommendations of this report.

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

The portion of the Subject Lands fronting onto Yonge Street is zoned "C1 Restricted Commercial Zone" by Zoning By-law 1-88 subject to site-specific Exceptions 9(9),

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

The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Apartment Residential Zone” in the manner shown on Attachment 3, together with the following site-specific zoning exceptions to permit the Development:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Definition “Gross Floor Area”	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure and excludes any service commercial corridors for retail uses
b.	Permitted Uses	<ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Day Nursery</li> </ul>	Permit the following additional uses on the ground floor, up to a maximum combined total Gross Floor Area (‘GFA’) of 700 m <sup>2</sup> : <ul style="list-style-type: none"> <li>• Bank for Financial Institution</li> <li>• Business or Professional Office</li> <li>• Eating Establishment, Convenience and Take-out</li> <li>• Personal Service Shop</li> <li>• Pharmacy</li> <li>• Store, Retail</li> <li>• Store, Convenience Retail</li> </ul>
c.	Minimum Lot Area Per Unit	67 m <sup>2</sup> /unit	26.8 m <sup>2</sup> /unit
d.	Minimum Front Yard	7.5 m	3 m (Yonge Street)

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
e.	Minimum Exterior Side Yard	7.5 m	3 m (Uplands Avenue) 3 m (Helen Avenue)
f.	Minimum Landscape Strip Width	6 m	0 m (Uplands Avenue, Yonge Street, Helen Avenue)
g.	Minimum Amenity Area	159 One Bedroom Units @ 20 m <sup>2</sup> /unit = 3,180 m <sup>2</sup>  104 Two Bedroom Units @ 55 m <sup>2</sup> /unit = 5,720 m <sup>2</sup>  19 Three Bedroom Units @ 90 m <sup>2</sup> /unit = 1,710 m <sup>2</sup>  Total amenity area required = 10,610 m <sup>2</sup>	Total amenity area proposed: 1,700 m <sup>2</sup> (including POPS)
h.	Minimum Parking Requirements	<u>Residential</u> 282 units @ 1.5 spaces/unit = 423 spaces   <u>Visitor</u> 282 units @ 0.25 spaces/unit = 71 spaces   <u>Commercial</u> 678 m <sup>2</sup> @ 6 spaces/100 m <sup>2</sup> = 41 spaces  Total Parking Required = 532 spaces  <u>Eating Establishment</u>	<u>Residential</u> 159 One Bedroom Units @ 0.85 spaces/unit = 136 spaces  99 Two Bedroom Units @ 0.95 spaces/unit = 95 spaces  24 Three Bedroom Units @ 1.15 spaces/unit = 28 spaces  <u>Visitor</u> 282 units @ 0.20 spaces/unit = 57 spaces  <u>Commercial</u> 678 m <sup>2</sup> @ 3 spaces/100 m <sup>2</sup> = 21 spaces  Total Parking Proposed = 337 spaces  <u>Eating Establishment</u>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
		16 spaces /100 m <sup>2</sup>	6 spaces /100 m <sup>2</sup>
i.	Minimum Parking Space Size	2.7 m by 6 m	2.7 m by 5.8 m
j.	Minimum Driveway Width	7.5 m	6 m
k.	Minimum Front and Exterior Side Yard Setbacks to Underground Parking	1.8 m	0 m
l.	Permitted Yard Encroachment for Canopies	0.5 m	1.0 m

The Development Planning Department supports the above noted site-specific zoning exceptions for the following reasons:

- The proposed uses conform to the permitted uses in the “Mid-Rise Mixed-Use” designation of VOP 2010 and the YSCSP and are considered compatible and will provide for market flexibility
- The proposed commercial uses are consistent with the currently permitted uses in the “C1 Restricted Commercial Zone”
- The proposed building setbacks, lot area, driveway width, landscaping and encroachment facilitate a Development that is consistent with the policies of the PPS and conforms to the Growth Plan, York Region Official Plan, the City of Vaughan Official Plan, and the Yonge Steeles Corridor Secondary Plan. These development standards also provide for an appropriate built form, active streetscape frontage and facilitate a pedestrian realm relationship that is supported by existing and planned transit
- The proposed minimum amenity area is appropriate given the proximity of parks and open space areas to the Subject Lands, particularly Langstaff School Park
- The proposed reduced parking ratios are supported by a Traffic Impact and Parking Study prepared by BA Group, dated March 2020 and revised July 20, 2020. The proposed parking rates are consistent with the City’s draft parking standards as recommended by the IBI Study. The Development Engineering Department (DE) Department has reviewed the parking study and concurs with the parking standards proposed for the Development

***The Planning Act, permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application(s) to the Committee of Adjustment within two (2) years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for Minor Variance Applications within two (2) years of the passing of a by-law amendment. Should Council approve Zoning By-law Amendment File Z.20.010 the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

***The Development Planning Department supports the Development***

Site Design

The Site Plan shown on Attachment 3 consists of two, 10-storey apartment buildings connected by a 7-storey podium with commercial uses and amenity spaces at grade. The base of the podium along Yonge Street features a mid-block pedestrian connection to encourage pedestrian activity through the Development and into the POPS located at the northwest corner of the Subject Lands, as shown on Attachments 3 and 4. The two residential buildings have a total of 282 residential dwelling units ranging in a variety of sizes (159 one-bedroom units, 77 two-bedroom units and 19 three-bedroom units). Vehicular access to the Subject Lands is provided from Uplands Avenue. The proposed parking spaces are distributed over two levels of underground parking.

The south building gradually decreases in height to provide a transition in scale to the adjacent “Low Rise Residential” neighbourhood by deploying a modified 45-degree angular plane. The south building features appropriate setbacks and step backs to reduce the impact of this Development on the properties to the immediate west of the Subject Lands. The proposed south building would be setback between 7.5m and 35 m to the west property line and would step back between 2 m and 3.5 m on each level starting above the 3<sup>rd</sup> storey. The proposed north building would be setback over 27 m from the adjacent detached dwellings and is also buffered by the POPS. The proposed separation distances for the Development is adequate to mitigate overlook and privacy issues and would not create significant shadowing.

Landscape and POPS

The Landscape Plan shown on Attachment 4, consists of new concrete planters with shrubbery and enhanced pavers along Uplands Avenue and Helen Avenue, as well as new plantings concentrated along the mid-block connection. The Yonge Street frontage includes hard landscape and features to support pedestrian activity and the commercial uses at grade. Special paving pattern designs will be installed to enhance wayfinding throughout the mid-block connection to ensure a pedestrian friendly environment through to the POPS.

High-quality landscape is provided throughout the midblock connection including tiered concreted planters, wood bench concrete walls, and picnic tables. The POPS will feature a garden walk, naturalized play area and a dog run. The residential amenity area is provided on the ground floor of the Development, as shown on Attachment 4, and features a pool, pool cabanas, raised pool deck, and outdoor dining area.

York Region has indicated that the Yonge Street Corridor Streetscape Master Plan update (the 'YSCSPMP') is currently ongoing. The update will see the re-location of the cycling facilities in the Regional right-of-way and will outline details on the boulevard design for Yonge Street. The Owner must work with York Region to implement YSCSPMP into the final design of the Landscape Plan.

### Building Elevations

The Building Elevations shown on Attachments 5 to 6, utilizes a modern architectural design with vision and spandrel glass and precast concrete as the primary building materials. All primary lobby entrances and individual residential ground floor unit entrances are located at-grade and are clearly visible and accessible to the public realm. Commercial uses are proposed at-grade with entrances along Yonge Street to activate the Yonge Street streetscape and promote a vibrant and pedestrian friendly environment. Development Planning Staff have reviewed the Development as shown on Attachments 5 to 6. The final building elevations shall be approved by the Development Planning Department. Conditions to this effect are included in Attachment 1.

### Shadow Impacts

The Owner submitted a Sun/Shadow Study prepared by Z01 Architecture and dated November 16, 2020 ('Shadow Study'). The Shadow Study consists of shadow tests conducted for March 21, June 21, September 21, and December 21 using one-hour intervals from 9:18 am to 6:18 pm. The Development maintains over five (5) hours of consecutive sunlight for all seasons on Helen Avenue and Uplands Avenue.

The Subject Lands are located east of the existing residential community. It is anticipated the Development would have minimal shadow impacts to the existing residential community as the sun sets in the west. In addition, the Development would have minimal shadow impact on adjacent commercial properties to the east side of Yonge Street. The Development maintains over (5) hours of consecutive sunlight on the north side of the Development for the spring, summer and fall seasons. The Development will have minimal impacts on the open space at the Uplands Community Learning Centre, as shown on Attachment 2, during the winter months only. The Sun/Shadow Study is consistent with the City-Wide Urban Design Guidelines.

### ***The Owner has addressed the Vaughan Design Review Panel's comments***

The Panel, on September 24, 2020, reviewed the Development and provided the following comments:

- Reevaluate the grading and programming within the POPS



- Redefine the arrival and termination points for the POPs and integrate some passive programming into the POPS
- Revise some of the elements of the architectural expression to achieve a wholistic scheme, while still maintaining important individual parts of the Development

The Owner revised the Development to respond to the Panel's comments as follows:

- Included more passive programming into the POPS (i.e. eating areas)
- Improved the arrival and termination points for the POPS by lowering the height of the entry feature wall
- Enhanced the architectural expression by implementing a more cohesive design throughout and upgrading to the commercial facades

The Development Planning Department is satisfied that the Owner has addressed the comments of the Panel, through further refinements to the Development, subject to the Recommendations in Attachment 1.

***A Tree Protection Agreement is required***

The Owner submitted an Arborist Report and Tree Preservation Plan by Kuntz Forestry Consulting Inc. dated March 2, 2020, revised July 27, 2020, and February 4, 2021. The Arborist Report identifies two (2) mature trees abutting Uplands Avenue within the City's right-of-way that will be removed due to construction. The municipally owned trees are valued at \$550 per tree in accordance with the City's Tree Protection Protocol. The Owner shall pay \$1,100 towards the City's Forestry Reserve Fund to fund tree new tree plantings within City-owned properties in the same community.

The Owner proposes to remove several trees on the Subject Lands to accommodate the Development. Based on the City's Replacement Tree Requirements under the City's Tree Protection Protocol, the Arborist Report has confirmed 22 replacement trees are required on the Subject Lands. The proposed landscape plan includes more than the required 22 replacement trees, therefore, cash-in-lieu is not applicable. The Owner shall enter into a Tree Protection Agreement with the City prior to finalizing the Site Plan Agreement in accordance with the City's Tree Protection By-law 052-2018 and Tree Protection Protocol. The Owner shall not remove any trees without written approval by the City. A condition to this effect is included in Attachment 1 of this report.

***The Policy Planning and Environmental Sustainability Department has no objection to the Development, subject to Conditions of Approval***

There are no natural heritage features on the Subject Lands and therefore, the Policy Planning and Environmental Sustainability Department has no concerns respecting the Applications. However, all applications, regardless of their location, are required to abide by the *Endangered Species Act (2007)* regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 1.

***The Development meets the Gold Sustainability Threshold Score***

The Owner has submitted a completed Sustainability Scoring Tool dated April 6, 2020, in support of the Development. The Sustainability Scoring Tool demonstrates an Overall Application Score of 68 and an Overall Community Score of 82, meeting the Gold Sustainability Threshold Score with the following highlights:

- 75% of units are within a 400 m walking distance of basic and lifestyle amenities
- 75% of units are within a 200 m walking distance of one or more bus stops
- 60% of sidewalks abutting the Development having shade by new trees within 10 years

***There are no Cultural Heritage concerns for the Development***

The Cultural Heritage Division of the Development Planning Department has no concerns with the Development, subject to standard archaeological clauses in the Site Plan Agreement. A condition to this effect is included in Attachment 1.

***A Draft Plan of Condominium application is required to establish the condominium tenure of the Development***

The Owner has indicated that the Development will be managed by a Condominium Corporation. Should Vaughan Council approve the Applications, a Draft Plan of Condominium application will be required to create the condominium tenure for the Development and secure future warning clauses and condominium conditions.

***The Development Engineering Department supports the Development, subject to the conditions***

The Development Engineering department ('DE Department') has provided the following comments:

Municipal Water and Sanitary Servicing

The Owner has submitted a Functional Servicing and Stormwater Management report in support of the Development prepared by Schaeffer & Associated Limited, dated November 2020 and revised February 10, 2021 (the 'Servicing Report'). The DE Department has reviewed the Servicing Report and has no objections to the proposed servicing, subject to addressing comments issued April 1, 2021 the conditions included in Attachment 1.

The water supply for the Subject Lands will be provided from the existing municipal watermain on Yonge Street. The Servicing Report concludes that the watermain provides adequate flows and pressures to service the Subject Lands. The existing watermain on Yonge Street and Helen Avenue are proposed to be lowered to allow for the required minimum vertical separation between the watermain and proposed storm and sanitary sewer connections. The Owner will be required to enter into a development agreement to address the required modifications.

The proposed sanitary sewer system will discharge to the existing municipal sanitary sewer on Helen Avenue. The City has initiated a Servicing Master Plan update known as the Integrated Urban Water Master Plan Environmental Assessment (the 'Servicing Master Plan'). The Servicing Master Plan update will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan Review. A Functional Servicing Strategy for the Yonge Steeles Corridor Secondary Plan Area will be established through this on-going Servicing Master Plan. The servicing on the Subject Lands shall conform to the conclusions and recommendations of Servicing Master Plan update. Conditions to this effect are included in Attachment 1.

#### Lot Grading and Drainage

The DE Department has no objections to the proposed grading, subject to the Owner addressing final comments. A condition to this effect is included in Attachment 1.

#### Sewage and Water Allocation

Vaughan Council on December 15, 2020, endorsed its Allocation of Servicing Capacity Annual Distribution and Allocation of Servicing Capacity Policy. Accordingly, servicing capacity to Site Plan Development File DA.20.015 is available and unrestricted. A Condition to this effect is included in the Recommendation section of this report.

#### Stormwater Management

The Development will outlet to the existing York Region sewer on Yonge Street. Runoff from the Subject Lands, up to and including the 100-year storm event, will be contained on-site. Runoff exceeding the 100-year storm event will be conveyed via an overland flow route towards downstream receiving systems on Helen Street. On-site detention will be provided by a storage tank proposed at the south west corner of the P1 parking level. An access hatch from the underground storage tank provides an emergency spillway for events larger than the 100-year storm and is directed to Helen Avenue. Quality control is provided to a Jellyfish filtration unit that will treat flows from the drive aisle. The 5mm downstream erosion control target will be achieved with the use of an underground rainwater harvesting storage sump located within the stormwater tank and will be utilized for irrigation.

#### Yonge-Steeles Corridor Secondary Plan (YSCSP) Functional Servicing Strategy Report

The YSCSP Functional Servicing Strategy identifies municipal servicing infrastructure improvements to accommodate the ultimate build-out of the YSCSP area. Based on the conclusions and recommendations of the City's on-going Servicing Master Plan update, the Owner is required to contribute its proportionate share of servicing infrastructure improvements. A condition to this effect is included in Attachment 1.

#### Development Agreement

The Owner is required to enter into a development agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including modification of the watermain along

Yonge Street and Helen Avenue, installation of new services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City. Conditions to this effect are included in Attachment 1.

#### Transportation Demand Management

To ensure future transit improvements are taken advantage of and single occupancy vehicle use is minimized as greatly as possible within the Development, Transportation Demand Management ('TDM') will play an important role. The Owner is proposing the following TDM measures:

- Integrated pedestrian connections through the Development, oriented towards the adjacent transit stop facilities
- Long and short-term bicycle parking for both residents and commercial uses
- Implement car share programs
- A lower parking supply to reduce automobile dependence
- Provide a mix of uses in the Development to shorten travel distances for future residents and visitors

The Owner is required to complete a final TDM Plan to the satisfaction of the DE Department and York Region. A condition to this effect is included in Attachment 1.

#### Road Network and Parking

The Owner has submitted a Traffic Impact and Parking Study in support of the Development prepared by BA Group, dated March 2020 and revised July 2020 and November 2020 (the 'Traffic Study'). The Traffic Study concludes the Development can be adequately serviced by the existing road network. Access to the Subject Lands is proposed from Uplands Avenue which is controlled by a traffic signal at its intersection with Yonge Street. The access is not expected to impact the existing road network. The Subject Lands have excellent access to public transit along Yonge Street including the VIVA Blue bus stops (5-minute walking distance) and future YNSE. The Subject Lands are also located within close walking distance from shops, schools, restaurants, and amenities.

The Traffic Study concludes that the proposed parking supply of 337 spaces is sufficient for the Development, as the proposed parking rates are consistent with the City of Vaughan's Parking Standard completed by IBI Group for the City in March 2010 ('IBI Report'). In addition, bicycle parking and TDM measures will be implemented to encourage active transportation. On this basis, the DE Department has no objections to the proposed parking supply of 337 spaces. The final Traffic Study shall be approved by the DE Department. A condition to this effect is included in Attachment 1.

#### Noise Assessment

The Owner has submitted a Noise and Vibration Impact Study prepared by J.E Coulter Associates Limited dated March 17, 2020, and revised July 20, 2020, and February 16, 2021 ('Noise and Vibration Study'). The Noise and Vibration Study concludes that sound levels generated by the combination of Yonge Street, Highway 7, and Highway 407 will

be moderately high, requiring noise control measures. The Noise and Vibration recommends several noise control measures to mitigate noise effects from transportation and stationary sources to meet sound level targets in accordance the Ministry of Environment, Conservation and Parks ('MECP') "Environmental Noise Guidelines NPC-300" ('NPC-300'). The recommendations include mandatory air conditioners, suitable building materials and warning clauses inserted in the agreements of purchase and sale.

The Noise and Vibration Study indicates that ground vibrations will not significantly impact the Development. The vibration levels from the proposed YNSE are expected to be below the level of perception. No actions are recommended.

Prior to the execution of the Site Plan Agreement, the DE Department must approve the final Noise and Vibration Study. In addition, site-specific warning clauses will be included in the implementing Site Plan Agreement. Conditions to this effect are included in Attachment 1.

#### Environmental Engineering

The Environmental Engineering division of the DE Department has reviewed the following Environmental Site Assessments ('ESA') documentation:

- Terraprobe Inc. report titled "Phase One Environmental Site Assessment, 8136-8188 Yonge Street and 5 Uplands Avenue, Vaughan, Ontario" dated February 24, 2020
- Terraprobe Inc. report titled "Phase Two Environmental Site Assessment, 8136-8188 Yonge Street and 5 Uplands Avenue, Vaughan, Ontario" dated September 25, 2020
- Terraprobe Inc Letter of Reliance for Phase One and Two ESA dated January 29, 2020

The findings of the Phase One and Phase Two Environmental Site Assessments identified no contaminants of concern in soil or groundwater on the Subject Lands, and no further investigations were recommended. The Owner is required to obtain a MECP Record of Site Condition ('RSC') filed on the Environmental Site Registry due to the change to a more sensitive land use. A copy of the filed RSC must be submitted to the City and the Region prior to the execution of the Site Plan Agreement. A Condition to this effect is included in Attachment 1.

#### ***Cash-in-Lieu of the dedication of parkland is required for the Development***

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland equivalent to 1 ha per 500 units or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Dedication By-law 139-90, as amended by By-law 205-2012.

The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the

Infrastructure Development Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. Standard conditions to this effect are included in the Site Plan Agreement.

***Development Charges are Applicable to the Development***

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. Standard conditions to this effect would be included in the Site Plan Agreement.

***The Parks Infrastructure Planning and Development Department has no objection to the Development, subject to conditions of approval***

The Parks Infrastructure Planning and Development Department has no objections to the approval of the Applications. The Owner has agreed to convey and register on title a public access easement over the POPS to the City free of cost and encumbrances. Prior to registration of the Site Plan Agreement, the Owner will be required to provide proof of registration for the public easement and an agreement to the Parks Infrastructure Planning and Development Department. A condition to this effect is included in Attachment 1 of this report.

***The Environmental Services Department, Solid Waste Management Division has no objection to the Development***

The Site Plan shown on Attachment 3, identifies an enclosed garbage and recycling area located within the interior of the north building. Two (2) garbage and recycling rooms are proposed to separately serve the residential and commercial components of the Development. Garbage and recycling will be picked up privately via the loading area located on the western side of the north building.

The Environmental Services Department, Solid Waste Management Division has no objections to the proposed waste management plan for the Development. The Site Plan Agreement will include a standard clause requiring private waste collection services for the Development. A condition to this effect is included in Attachment 1.

***Vaughan Fire and Rescue Service supports the Development***

Vaughan Fire and Rescue Service supports the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development. A condition to this effect is included in Attachment 1.

***Metrolinx has no objection to the Development, subject to conditions of approval***

The Subject Lands are located in proximity to the YNSE. The alignment of the YNSE is still under review by Metrolinx. Metrolinx has no objection to the Development, however the Owner shall satisfy all requirements of Metrolinx including distressing all tiebacks within the Yonge Street right-of-way by the first quarter of 2024, providing all final approved and as-built drawings, monitoring and recording the surrounding buildings

conditions during construction and preparing and registering all reference plans, strata plans, easement documents and agreements that may be required. Should construction of the Development start before the YNSE construction is complete, coordination of construction activities will be required. A condition to this effect is included in Attachment 1.

Metrolinx further advises that a warning clause respecting the noise, vibration, and other interferences (i.e. smoke, electromagnetic interference etc.) related to the YNSE works shall be included in all agreements of purchase and sale and/or condominium declarations. A condition to this effect is included in Attachment 1.

***Canada Post has no objection to the Development, subject to Conditions of Approval***

The Development includes an internal centralized mail room for the residential and commercial component of the building. Canada Post has no objection to the Development subject to conditions of approval included in Attachment 1.

***NavCanada has no objection to the Development***

NavCanada, a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service has advised in a letter dated February 10, 2021, of no objection to the Development. The Owner shall satisfy all the requirements of NavCanada. A condition to this effect is included in Attachment 1.

***The School Boards have no objection to the Development***

The York Region District School Board and York District Catholic School Board have no objection to or any conditions of approval for the Applications and will not require a new school for the Development. No comments were received from the Conseil Scolaire de District Catholique CentreSud.

***Other external agencies and various utilities have no objection to the Development***

The Owner is required to satisfy all requirements of Alectra Utilities, Enbridge Gas, Bell Canada, and Hydro One for the Development. A condition to this effect is included in Attachment 1.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

**York Region**

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Subject Lands are located adjacent to Yonge Street, an arterial road under the jurisdiction of York Region with a planned right-of-way of 43 m. The Owner is required to convey two, 10 m by 10 m daylight triangles at both corners where Helen Avenue and Uplands Avenue intersect

Yonge Street. The Owner is required to satisfy all requirements of York Region. A condition to this effect is included in Attachment 1 of this report.

#### City of Markham

The Applications were circulated to the City of Markham as the Development is located directly adjacent to the City of Markham boundary. The Applications were reviewed by Planning and Urban Design Department, Development Engineering Department, and the Transportation Department. The City of Markham has no objection to the Development.

#### **Conclusion**

The Applications have been reviewed in consideration of the policies of the PPS, Growth Plan, YROP 2010, VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, and the area context.

The Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 to permit the Development is consistent with the PPS, conforms to the Growth Plan and YROP 2010, and is appropriate for the development of the Subject Lands. The Development also conforms to LPAT Order issued for the Subject Lands (File No. PL111184, Appeal 157). The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can support approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 1.

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

#### **Attachments**

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

#### **Prepared by**

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**Approved by**

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

Mauro Peverini, Chief Planning Official

**Reviewed by**

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

Jim Harnum, City Manager



**Attachment 1 – Conditions of Site Plan Approval  
Site Development File DA.20.015 (8188 Yonge Inc.)**

1. THAT prior to the execution of the Site Plan agreement:
  - a. The Development Planning Department shall approve the final site plan, building elevations, lighting plan, signage plans landscape plan and cost estimate prior the execution of the Site Plan Agreement.
  - b. The Development Engineering Department shall approve the final grading and servicing plan, erosion and sediment control plan, Servicing Report, Noise Study and Traffic Study.
  - c. The Owner shall enter into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including modification of the watermain along Yonge Street and Helen Avenue, installation of new services, landscaping and fencing. The Development Agreement shall be registered against the lands to which it applies and to the satisfaction of the City and all construction drawings approved.
  - d. The Owner shall agree to contribute its proportionate share of the costs associated with implementing the municipal servicing infrastructure improvements identified in the Yonge-Steeles Corridor Secondary Plan Functional Servicing Strategy Report to accommodate ultimate build-out of the Yonge-Steeles Corridor Secondary Plan, based on the conclusions and recommendations of the City's on-going Integrated Urban Water Master Plan Class EA, to the satisfaction of the City. The current cost of the Yonge-Steeles Corridor Infrastructure improvements is estimated at \$2.49 million. The Owner shall file with the City, a letter of credit in the amount of \$300,000.00 (current estimate of the Owner's proportionate share) as security for its proportionate share of the cost of the Yonge-Steeles Corridor Infrastructure improvements until the final costs are confirmed. If the City is not provided with a renewal of a letter of credit at least thirty (30) days prior to its date of expiry, the City may forthwith draw the full amount secured and hold it upon the same terms that applied to the letter of credit. The letter of credit required shall be in the standard form approved by the City and from an institution approved by the City. The City may also refuse to issue further building permit(s) until such time as the required letter of credit is filed.
  - e. The Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) filed on the Environmental Site Registry including all referenced

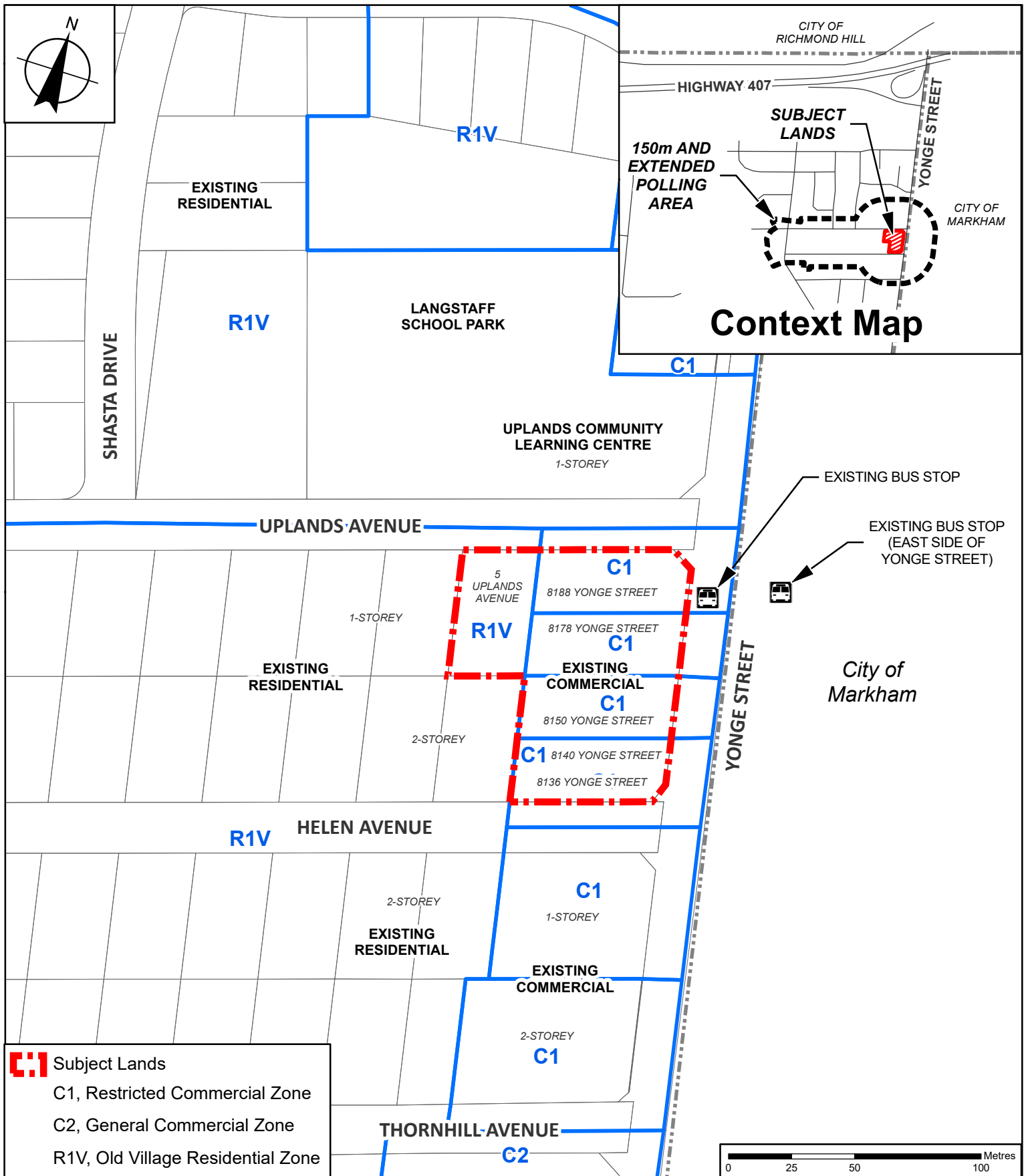
environmental site assessment reports with reliance from the environmental consultant.

- f. The Owner shall enter into a Tree Protection Agreement in accordance with the Tree Protection Protocol By-law 052-2018 and submit a final planting plan to the satisfaction of the Development Planning Department and the Forestry Operations Division of Transportation Services Parks and Forestry Operations.
  - g. The Owner shall provide a public access easement over the portion of the site plan noted as “Privately-Owned Public Space” as well as the mid-block connection connecting the “Privately-Owned Public Space” to Yonge Street. This public access easement shall be registered on title and its form and substance shall be to the satisfaction of the Parks Infrastructure Planning and the Development Planning Department. The Owner shall indemnify and save harmless the City and its employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly in respect of this public access easement and any related services.
  - h. The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division.
  - i. The Owner shall satisfy all requirement of the Vaughan Fire and Rescue Department.
  - j. The Owner shall satisfy all requirements of Metrolinx.
  - k. The Owner shall satisfy all requirements of York Region.
  - l. The Owner shall obtain final clearance from Alectra, Bell Canada, Canada Post, Hydro One, and Enbridge Distribution Inc.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses to the satisfaction of the City:
- a. The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.
  - b. The Owner shall notify NavCanada upon completion of construction.
  - c. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:

- i. archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
  - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- d. The Owner shall abide by the requirements of the *Endangered Species Act* (2007) and the *Migratory Birds Convention Act* (1994) prior to the removal of any tree.
- e. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Development Infrastructure Department, Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment.
- f. The Owner shall agree to include the following warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and the condominium declarations including but not limited to the following:
  - i. Purchasers are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment Conservation and Parks' noise criteria.
  - ii. This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment, Conservation and Parks' noise criteria.
  - iii. The Purchaser and/or Lessee acknowledges and agrees that the proximity of the lands municipally described as 8136-8188 Yonge Street and 5 Uplands Avenue (the 'Development') to Metrolinx transit operations may result in notice, vibration, electromagnetic interferences, stray current, smoke and particulate matter, transmissions (collectively referred to as "Interferences" to the

Development and despite the inclusion of control features within the Development. Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the Purchaser and/or Lessee acknowledge and agree that an electromagnetic, stray current and noise-warning clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only to the parties hereto but also their respective successors and assigns and shall not die with the closing of the transaction.

- g. Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.



## Context and Location Map

**LOCATION:** Part of Lot 33, Concession 1  
8136-8188 Yonge Street and 5 Uplands Avenue

**APPLICANT:** 8188 Yonge Inc.



## Attachment

**FILES:**  
Z.20.010 and DA.20.015

**DATE:**  
May 4, 2021

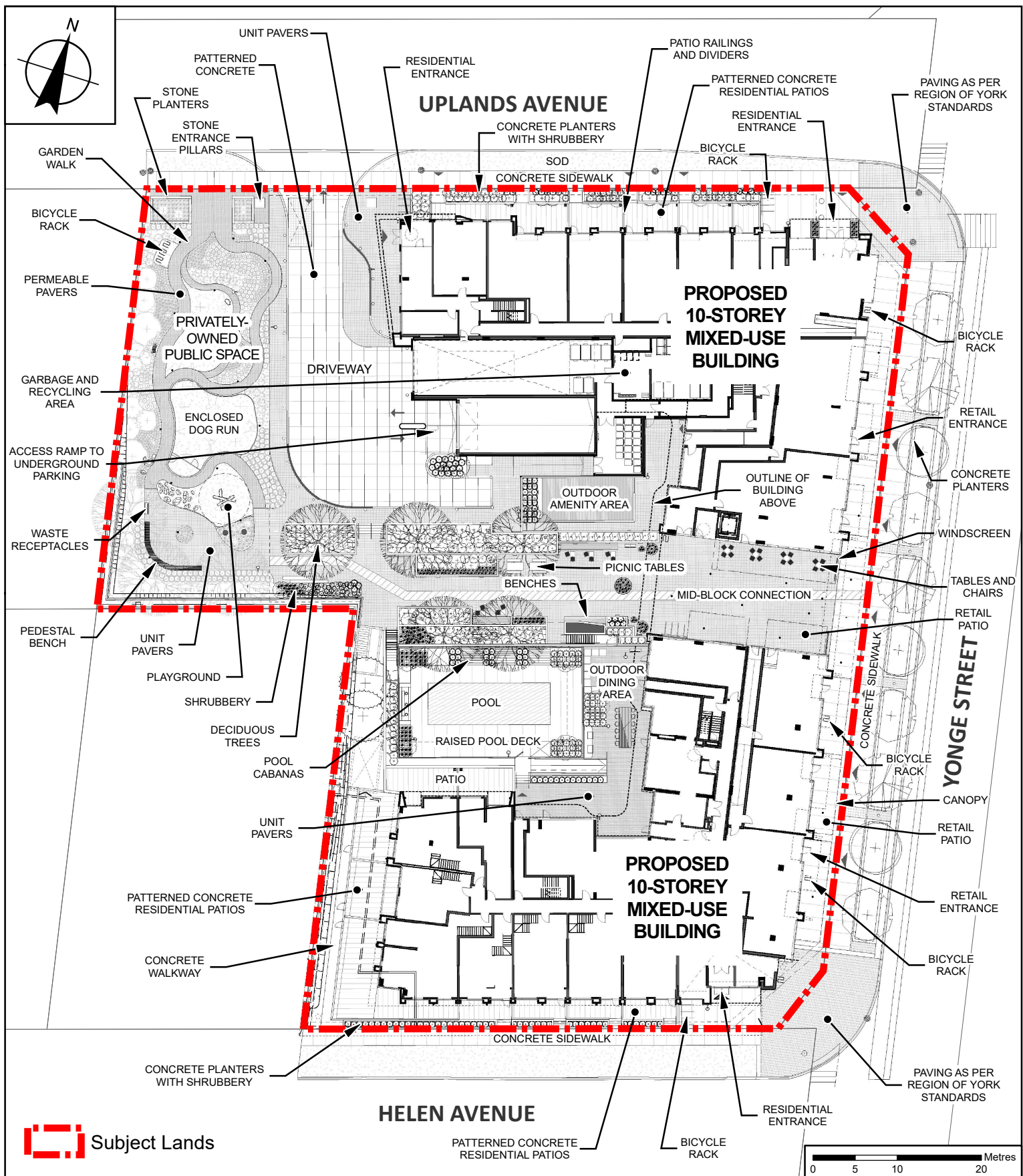
**2**











# Landscape Plan

**LOCATION:** Part of Lot 33, Concession 1  
8136-8188 Yonge Street and 5 Uplands Avenue

**APPLICANT:**  
8188 Yonge Inc.



# Attachment

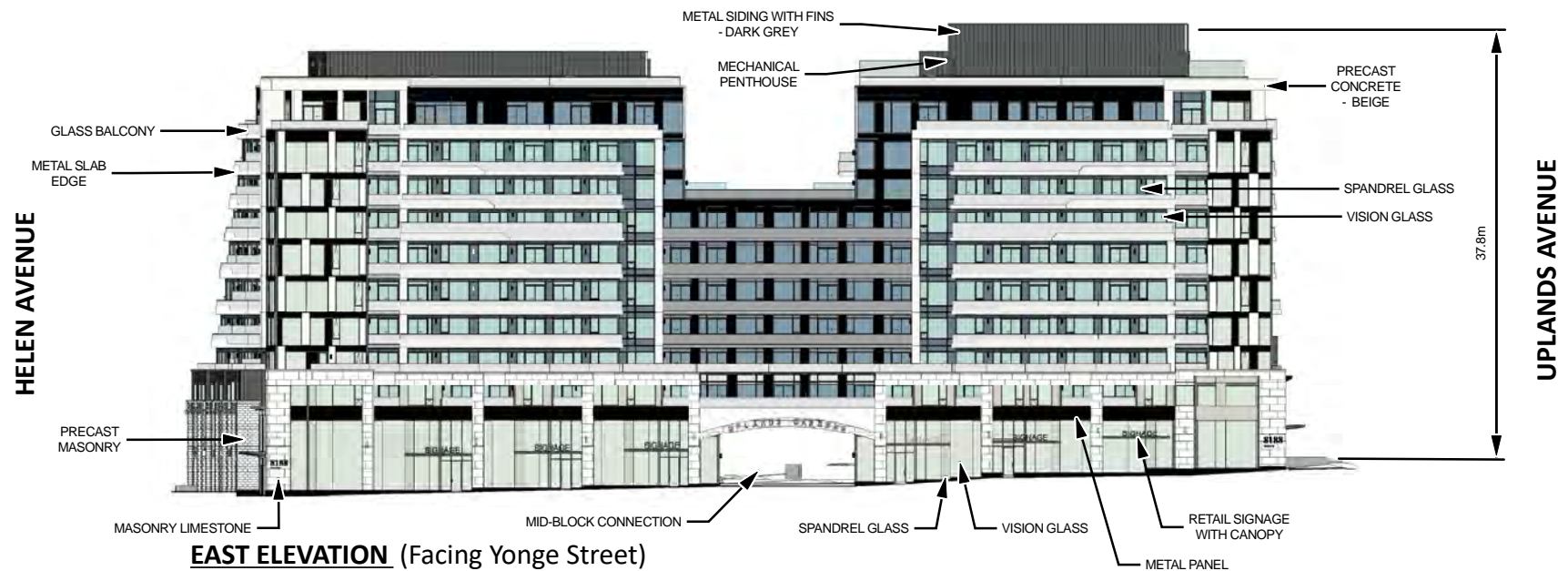
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**DATE:**  
May 4, 2021

**4**







## Building Elevations - East and North

**LOCATION:** Part of Lot 33, Concession 1  
8136-8188 Yonge Street and  
5 Uplands Avenue

**APPLICANT:**  
8188 Yonge Inc.



167

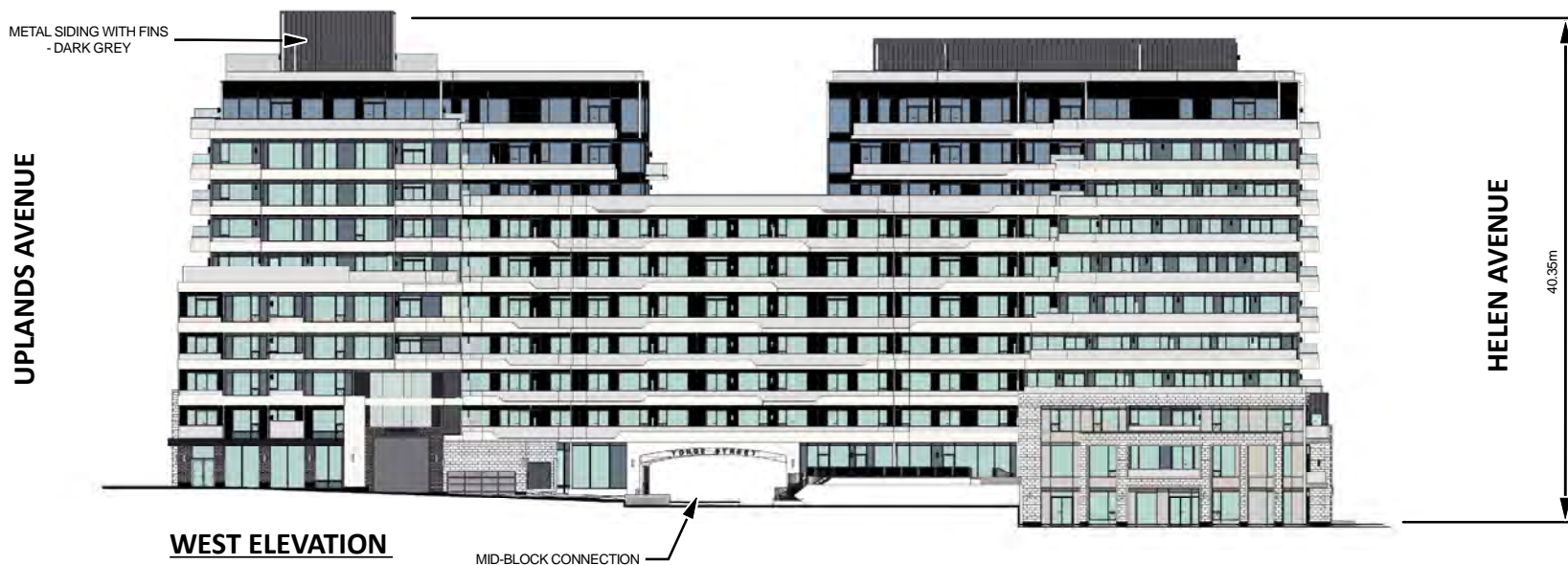
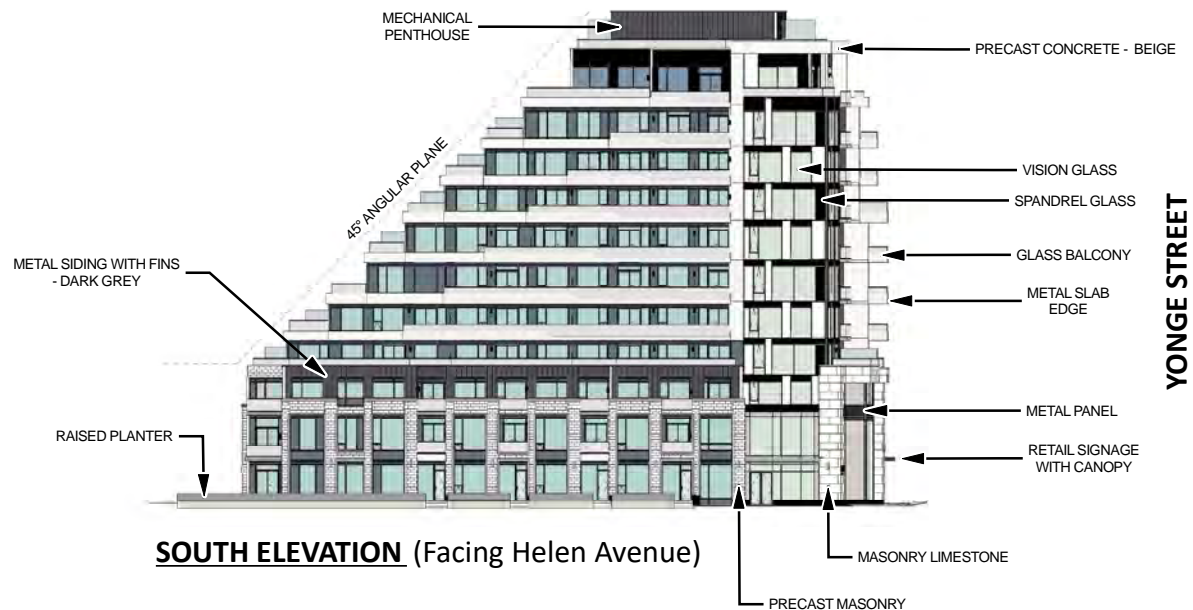
## Attachment

**FILES:**  
Z.20.010 and DA.20.015

**DATE:**  
May 4, 2021

5





## Building Elevations - South and West

**LOCATION:** Part of Lot 33, Concession 1  
8136-8188 Yonge Street and  
5 Uplands Avenue

**APPLICANT:**  
8188 Yonge Inc.



169

## Attachment

**FILES:**  
Z.20.010 and DA.20.015

**DATE:**  
May 4, 2021

6





## Committee of the Whole (1) Report

---

**DATE:** Tuesday, May 4, 2021

**WARD(S):** ALL

**TITLE:** ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER  
POLICY

**FROM:**

Jim Harnum, City Manager

**ACTION:** CHOOSE

---

### **Purpose**

To provide consistent direction for illuminating Vaughan City Hall Council Chambers and the appropriate manner and occasion for an illumination.

### **Report Highlights**

- The illumination of Vaughan City Hall Council Chambers enhances public awareness of causes, events and commemorations of significance to the City of Vaughan and its citizens. The illumination supports and promotes diversity and cultural heritage, and acknowledges community organizations, charities and groups.
- The Illumination of Vaughan City Hall Council Chambers Policy aligns with the Flag Raising Policy and framework.
- The illumination infrastructure was installed leveraging in-house solutions/hardware without any additional costs to the City.

### **Recommendations**

1. That the *Illumination of Vaughan City Hall Council Chambers Policy* be adopted.

## **Background**

### **Pilot Program**

In 2020, the Corporate and Strategic Communications (CSC) department and the Office of the Chief Information Officer (OCIO) piloted a new initiative leveraging existing technology and hardware to see City Hall illuminated to mark occasions and events. An LED up-lighting system has been installed at the back of the Council Chamber. The lighting uses an RGB colour system, which can match colour values to align with brand specifications. City staff are exploring other opportunities to illuminate additional parts of City Hall.

For example, on March 31, 2020, City Hall was illuminated in the colours of red, white and blue in recognition of the United States and its challenges with COVID-19. As part of this pilot phase, Council approved a request to officially proclaim September 21 as World Alzheimer's Day and for the exterior of Council Chambers to be illuminated in blue. Images and messages were shared on the City's corporate social media channels and provided to Council for their use as well.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

Following a successful pilot execution and process map, CSC conducted a jurisdictional scan of best practices and policies/procedures of surrounding municipalities (such as Brampton, Mississauga and Toronto) that currently offer this public service to help inform an approach that works in conjunction with the Flag Raising Policy and Protocol.

CSC staff developed the *Illumination of Vaughan City Hall Council Chamber Policy* and approval process through the Office of the City Clerk. This process aligns with the City's existing proclamation and flag-raising approval processes.

The *Illumination of Vaughan City Hall Council Chamber Policy* was brought forward to the Policy Committee and was approved on December 4, 2020.

### **Financial Impact**

There are no new funding requirements or budget asks.

## **Broader Regional Impacts/Considerations**

Not applicable.

## **Conclusion**

The *Illumination of Vaughan City Hall Council Chamber Policy* provides a clear direction on the appropriate manner, occasion and process for a requested illumination.

This enhanced service offering will play a role in bringing public awareness of significant causes, events and commemorations to City of Vaughan citizens and visitors. The *Illumination of Vaughan City Hall Council Chamber* supports and promotes diversity and cultural heritage, and acknowledges community organizations, charities and other stakeholder groups.

**For more information**, please contact: Michael Genova, Director, Corporate and Strategic Communications, ext. 8027.

## **Attachments**

1. *Illumination of Vaughan City Hall Council Chamber Policy* (Policy 03.C.12)

## **Prepared by**

David Di Benedetto, Manager, Marketing and Creative Services, Corporate and Strategic Communications, ext. 3604.

## **Approved by**

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

Jim Harnum, City Manager

## **Reviewed by**

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

Jim Harnum, City Manager





## CITY OF VAUGHAN

### CORPORATE POLICY

**POLICY TITLE:** ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER

**POLICY NO.:** 03.C.12

<b>Section:</b>	Administration & Legal		
<b>Effective Date:</b>	Click or tap to enter a date.	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b>  Council		<b>Policy Owner:</b>  DCM, Administrative Services & City Solicitor	

#### POLICY STATEMENT

The illumination of Vaughan City Hall Council Chambers enhances public awareness of significant causes, events, and commemorations of significance to the City of Vaughan and its citizens. The illumination supports and promotes the diversity, cultural heritage, and acknowledges important community organizations, charities, and groups. Vaughan City Hall Council Chambers will be illuminated upon request for registered charities, non-profit organizations and community groups that are based in Canada and meet the criteria. Illuminations of Vaughan City Hall Council Chambers does not serve as endorsement for political campaigns or government bodies of the nations or observances whose organizational or national colours may be illuminated by the City as permitted in this policy.

#### PURPOSE

To provide consistent direction for illuminating Vaughan City Hall Council Chambers and to provide direction on the appropriate manner and occasion for the illumination.

#### SCOPE

This policy applies to those organizations who meet the criteria and are eligible to request the illumination of the windows behind Council Chambers (windows facing the west entrance) at Vaughan City Hall from Vaughan Council in recognition of a cause, event, or commemoration of a significance to the City of Vaughan and its citizens.

#### LEGISLATIVE REQUIREMENTS

None.

**POLICY TITLE: ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER**

**POLICY NO.: 03.C.12**

## **DEFINITIONS**

- 1. City Clerk:** The City Clerk appointed by Council in accordance with section 288 of the *Municipal Act, 2001*, S.O. 2001, c.25 or their designate.
- 2. Illumination:** The illumination through different colour lights facing upwards on the Council Chambers windows.
- 3. Requestor:** An organization and/or its official representative who submits a request for the illumination of Vaughan City Hall Council Chambers
  - 3.1. For the purposes of s.4.3 an organization shall be either:
    - 3.1.1. Not-for-profit;
    - 3.1.2. Charitable;
    - 3.1.3. For-profit corporation, when requesting to fly a flag for non-profit or awareness purposes only;
    - 3.1.4. Cultural;
    - 3.1.5. Ethnic;
    - 3.1.6. Proclamation; or,
    - 3.1.7. Commemorative.
  - 3.2. For the purpose of s.4.4 an organization shall not be:
    - 3.2.1. For profit corporation, excepted noted at s.4.3;
    - 3.2.2. Political party or association;
    - 3.2.3. Religious organization or institution;
    - 3.2.4. Organizations which espouse racist, hateful or offensive messages and values;
    - 3.2.5. Foreign government or its official representatives, including embassies and consulates; or,
    - 3.2.6. Personal or commercial requests.
- 4. Vaughan City Hall:** The administrative building of the municipal government of Vaughan.
- 5. Windows behind Council Chambers:** The west-entrance facing Council Chambers windows which will be illuminated for the requests.

**POLICY TITLE: ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER**

**POLICY NO.: 03.C.12**

## **POLICY**

### **1. General**

1.1. Responsibility for administering this policy shall be delegated to the Office of the City Clerk and the Corporate and Strategic Communications department.

1.1.1. Except where otherwise noted in this policy, the illumination of Vaughan City Hall Council Chambers shall be in accordance with the standard and practices established by the Department of Canadian Heritage and administered by the Office of the City Clerk.

1.1.2. The City of Vaughan reserves the right to determine whether or not to illuminate Vaughan City Hall Council Chambers under proclamation by the City Clerk and the Corporate and Strategic Communications department.

1.1.3. The City of Vaughan reserves the right to deactivate an illumination as required.

1.2. Requests will be reviewed and evaluated in the order they are received.

### **2. Procedure for Illuminating City Hall Council Chambers**

2.1. Where provision is made for illuminating Vaughan City Hall, the windows located behind Council Chambers shall be lit up.

2.2. Eight LED light pods are individually programmed in a linear sequence. LED light pods utilize the RGB colour system for programming.

### **3. Procedure for Determining Colours**

3.1. Colours and sequence will be chosen to match the colours associated with the organization's branding or which reflect the nation or culture represented by that organization. The organization can provide the RGB colour values, or the City of Vaughan will/can colour match to achieve best results.

### **4. Illumination Requests**

4.1. Illumination requests shall be received by the Office of the City Clerk and shall be reviewed and considered on a first-come first-serve basis.

4.1.1. A new request must be initiated by the Requestor each year and shall not automatically be held or reserved for the same date in a subsequent year.

**POLICY TITLE:     ILLUMINATION OF VAUGHAN CITY HALL COUNCIL  
                              CHAMBER**

**POLICY NO.:       03.C.12**

4.1.2. An illumination in accordance with a request made under Section 4.1 may only be illuminated once a year. Where additional requests to illuminate for the same event are made, the request submitted first shall take precedence.

4.2. Illumination requests shall be made in the form and manner established by the City Clerk for that purpose and shall be submitted no less than one month prior to the date requested for the illumination.

4.3. Requestors may request an illumination for the following organizations:

- 4.3.1. Nations officially recognized by the Government of Canada;
- 4.3.2. Community service, charitable or not-for-profit organizations or corporations;
- 4.3.3. Cultural or ethnic organizations or associations;
- 4.3.4. Representation of causes or campaigns;
- 4.3.5. Athletic organization or associations, professional sports teams and sports organizations.

4.4. Illumination requests will not be approved for the following;

- 4.4.1. Religious organizations or religious festivals or events;
- 4.4.2. Political parties, political organizations, or candidates for election;
- 4.4.3. Organizations which espouse racist, hateful or offensive messages and values; and,
- 4.4.4. Any organization or group whose intent is contrary to the by-laws and policies of the City of Vaughan;
- 4.4.5. For-profit organizations except those stated in section s.3.2.

4.5. All illuminations will take place at the windows located behind Council Chambers.

4.5.1. Illuminations shall not be requested or conducted at any other location.

4.6. The City of Vaughan does not imply or express support for, or approval of, the politics, opinions or government of any nation or ethnic group whose colours are illuminated in accordance with this policy.

4.7. Requestors who require support for an illumination ceremony or event (including stages and/or additional city staff) at City Hall, will be required to contact Recreation Services to make additional arrangements - normal fees and charges may apply for facility bookings and permits.



**POLICY TITLE:** ILLUMINATION OF VAUGHAN CITY HALL COUNCIL CHAMBER

**POLICY NO.:** 03.C.12

ADMINISTRATION			
<i>Administered by the Office of the City Clerk.</i>			
<b>Review Schedule:</b>	5 Years If other, specify here	<b>Next Review Date:</b>	Click or tap to enter a date.
<b>Related Policy(ies):</b>	03.C.11 – Flag Protocol		
<b>Related By-Law(s):</b>			
<b>Procedural Document:</b>			
Revision History			
<b>Date:</b>	<b>Description:</b>		
Click or tap to enter a date.			
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## Committee of the Whole (1) Report

---

**DATE:** Tuesday, May 4, 2021

**WARD(S):** 2

**TITLE:** SUBDIVISION AND DEVELOPMENT AGREEMENT  
AMENDMENTS FOR SRF VAUGHAN SUBDIVISION AND  
VAUGHAN WEST SOUTH CORPORATE PARK

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to amend the subdivision and development agreements between the owners of the SRF Vaughan Subdivision, Draft Plan 19T-08V03, the Vaughan West South Corporate Park development and the City respectively to include the assumption of the private roadways and all associated infrastructure within the right of way that were not originally included in their respective agreements.

**Report Highlights**

- The SRF Vaughan subdivision and the Vaughan West South Corporate Park are industrial developments that were approved by council and required the owners to construct underground municipal services to be assumed by the city, as well as private roads that were to remain in the developers ownership.
- The owners have approached the city and requested that municipal services within the right of way including the private roads now be assumed due to market changes in the development of their lands that will require amendments to be made to their respective agreements.
- The roads and associated infrastructure will be constructed through the normal process and to city standards and staff is working on a maintenance cost payment for these services in support of the conveyance of these roads and the municipal services within, as part of the proposed amending agreements.

## **Recommendations**

1. That the Mayor and the City Clerk be authorized to enter into amending agreements with Riocan PS Inc. and Roybridge Investments Inc. to amend their respective Subdivision and Development Agreements dated February 4, 2013 June 21, 2000 with the City; and
2. That all necessary by-laws be enacted.

## **Background**

The SRF Vaughan Subdivision is an industrial development comprised of two employment blocks and the extension of Milani Boulevard. The 10-hectare site is located within Block 58, south of Langstaff Road, west of Highway 27, as illustrated on Attachment No. 1. The Subdivision was dependent on the adjacent Milani Phase 2 Subdivision proceeding with development for the provision of municipal services. Accordingly, the timing for construction of municipal servicing was coordinated between the two developers.

The subdivision agreement required the Owner to construct municipal services such as roads, watermains, storm sewers, sanitary sewers and hydro facilities in the Plan and external to the Plan, as presented in their subdivision agreement and on their Construction Drawings in accordance with City of Vaughan standards.

### **Municipal Services required to be constructed through the original SRF Vaughan Subdivision agreement**

The subdivision agreement required the Owner to construct the necessary municipal services both internal and external to the Plan to service the proposed development. The roads within the Plan and external to the Plan are to be constructed with cross sections conforming to acceptable City standards and to the city's satisfaction which includes sidewalks and streetlighting. The owner will be required to provide a monetary contribution towards future maintenance costs of these roads as per the city's operations and maintenance cost analysis and for a period of time acceptable to the city.

From a sanitary sewer and municipal water servicing perspective, the Plan was serviced by the extension of the trunk sewer and watermain on Milani Boulevard. The watermain was also extended easterly along a proposed private/public laneway and will connect to the existing watermain on Innovation Drive to provide sufficient water supply, pressure, and system security.

The drainage from the Plan will be accommodated by a proposed storm sewer system that will outlet to two existing stormwater management facilities (Milani SWMP and Innovation SWMP) in the area.

The subdivision agreement also required the Owner to construct the extension of Innovation Drive to Langstaff Road and a short stub road identified as the public and private laneway as illustrated on Attachment No. 1 to service the proposed development in the Plan. The portion of this road identified as the private laneway was not to be conveyed to the city as a public highway. These works included the construction of the roadways, sanitary sewers, storm sewers, watermain, landscaping, streetscape, underground hydro and streetlighting to City Standards. The works are currently under construction. The City currently has easement rights over the private laneway in the event that repairs are required to be made to city owned watermain storm and sanitary sewer related infrastructure.

### **Changes in the retail market climate has resulted in the owner rethinking their development plan**

It was assumed during the preparation and execution of the subdivision agreement that all the lands would be used to develop a large retail shopping centre and access to a municipal road would not be required. This did not come to fruition as a large retail centre was no longer viable due to changes in the retail climate in this plan. The lands are now being planned to be developed as individual parcels and as such these properties require access to a public right of way.

The private laneway is now being requested to be conveyed to the City as a public highway to complete the roadway link from Milani Boulevard to Innovation drive. Riocan is prepared to continue work under relevant obligation to the agreement in order to ensure that all roadways including the private laneway are built to the city's satisfaction.

### **Improvements to the road Network**

The construction of the private laneway to city standards and the conveyance of this road to the city Improves the porosity and completes the road network connection from Langstaff Road to Innovation Drive and through to Milani Boulevard. Furthermore, improvements to road maintenance and snow clearing will be realized as winter maintenance operations will not be required to stop at the private laneway limits any longer and can provide better road maintenance functions.

### **The Vaughan West (South) Corporate Park industrial Subdivision**

The Vaughan West (South) Corporate Park is an industrial subdivision which is comprised of 17 buildings. The 83.26-hectare site is located in Block 57 on the west side of Highway 27 south of Highway 7 as illustrated on Attachment 2. The development agreement required the Owner to construct municipal services such as roads, watermain, storm and sanitary sewers, etc., as presented on the Construction Drawings in accordance with the requirements of the City.

During the initial planning stage of the Vaughan West Business Park, the owner chose to develop their site through a site plan application rather than a plan of subdivision. The

owner had planned to consolidate all its operations into a central location to control public access and security concerns within the business park. This approach provided the owner flexibility for the expansion and changes to their business needs.

### **Municipal Services required to be constructed through the original Vaughan West South Corporate Park Development Agreement**

The underground servicing located in the roadway areas of this development accommodate both the servicing requirements for the site plan applications within the business park and lands external to the plan as shown on Attachment No. 2. The City currently has easement rights over the roadways in the business park in the event that repairs are required to be made to city owned watermain storm and sanitary sewer related infrastructure. Underground services within the travelled roadway including infrastructure related to the storm water management pond were to be assumed while the road right of way would remain in private ownership as per the development agreement. The development is currently built out. All services associated with this development have been installed and will be inspected to ensure conformance with city standards prior to assumption. The owner will be required to provide a monetary contribution towards maintenance costs as per the city's operations and maintenance cost analysis and for a period of time acceptable to the city.

### **Changes in Ownership and the development plan**

Subsequent to the original approval of this development, the ownership and business plan has changed. As part of this change, the owner no longer required all of the buildings and proceeded to sell off much of their real estate other than buildings required for their current operations. As a result, several severance applications have been approved by the committee of adjustment.

The city has since been informed of the owners' request that the internal road system be conveyed to the city. The Owner while continuing to have a contractual obligation to this development through the development and site plan agreements, no longer has any ownership of the building sites nor the roadways. The buildings constructed by the owner are now individually owned by different parties one of which now owns the roadways.

### **Previous Reports/Authority**

[https://meetingarchives.vaughan.ca/committee\\_2011/pdf/CWA0222\\_4.pdf](https://meetingarchives.vaughan.ca/committee_2011/pdf/CWA0222_4.pdf)

### **Analysis and Options**

Changes in the development market have led to the need for developers to rethink their development plans to attract tenants to employment areas in West Vaughan. These changes will result in attracting tenants that will provide greater employment opportunities.

The conveyance of these roads also increases the transportation network and provides further options to the public. Road maintenance operations will be improved as a result as the requirement for private contractors to maintain short segments of road will no longer be required and service levels will be improved in these areas. Also, as the roads fall into city ownership transit routes may become more inviting and provide further mobility options to our residents. The assumption of these newly conveyed roads will be subject to the same level of design detail and inspection to ensure they meet city of Vaughan industrial road standards. Easements over city owned infrastructure within the previously proposed private roads in these developments will no longer be necessary and there will be no cost to the city to undertake the process related to the preparation of amending agreements.

The assumption and conveyance of these roads will result in additional road maintenance costs. However, had these developments proceeded as city roads originally, the cost would have been borne by the city as is customary with all assumed infrastructure built resulting from development applications. Regardless, staff will be negotiating one-time contributions to the city's satisfaction to offset the new maintenance requirements which the city will be taking on.

In consultation with the Transportation and Fleet Management Services Department, the current estimated annual maintenance costs for the SRF and West Vaughan South Business Park developments amount to \$5,500 and \$74,000 respectively. The West Vaughan South Business Park maintenance amount is considerably higher due to the length of roadway in comparison to the SRF subdivision. Staff will be working with the respective owners to facilitate the appropriate life expectancy of these roads and then apply the yearly maintenance costs as appropriate to the city's satisfaction.

### **Financial Impact**

There are no financial implications as a result of this report.

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

Region of York approvals were obtained to facilitate both the Highway 7 intersection and Highway 27 intersection improvement works. These works were constructed to Region standards and have subsequently been assumed by the Region of York. There are no outstanding Regional issues associated with this development.

## **Conclusion**

It is the recommendation of Staff that the development agreements for these two sites be amended to allow for the private roads within the developments to be conveyed to the city and assumed under the normal process.

**For more information**, please contact: Frank Suppa, Director Development Engineering, Ext. 8255.

## **Attachments**

1. Attachment No. 1 – SRF Subdivision
2. Attachment No. 2 – Vaughan West

## **Prepared by**

Frank Suppa, Director Development Engineering, ext. 8255

## **Approved by**



Frank Suppa, Director  
Development Engineering

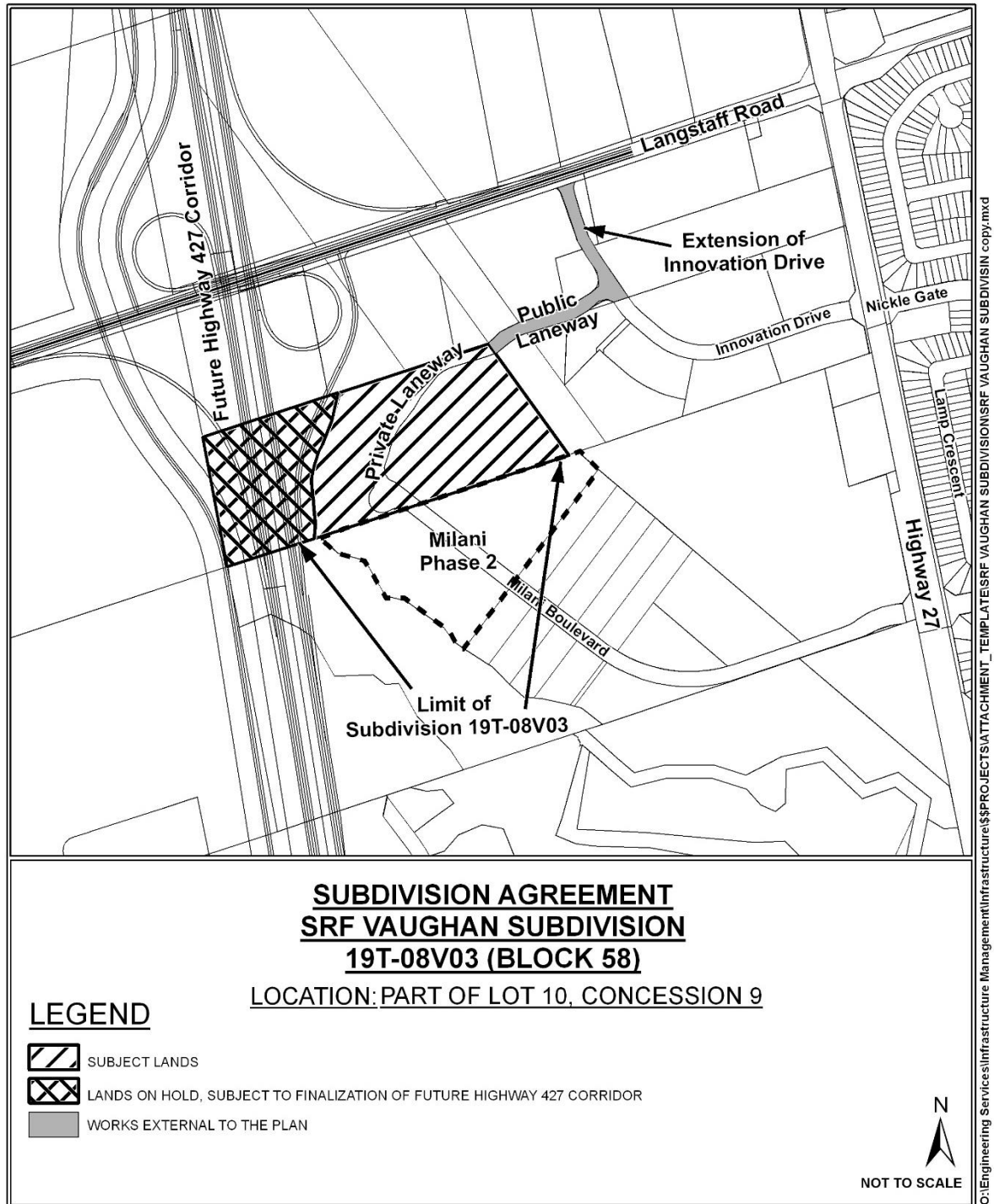
## **Reviewed by**



Jim Harnum, City Manager  
City Manager



# Attachment No. 1

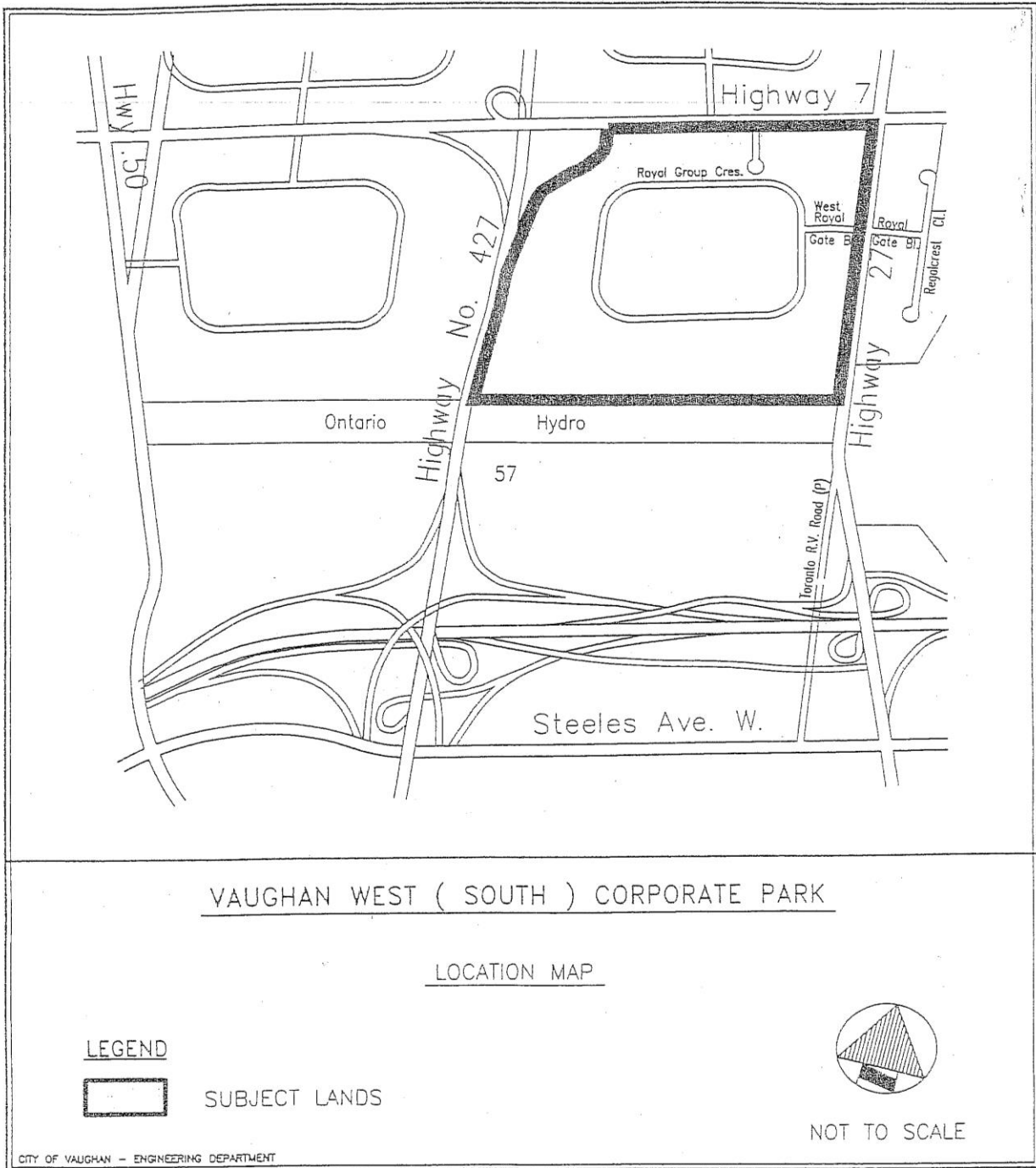


CITY OF VAUGHAN - ENGINEERING SERVICES DEPARTMENT

DRAFTSPERSON: T.C.



## Attachment No. 2





## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 4, 2021

**WARD(S):** 3

**TITLE:** WOODEND PLACE ROAD CLOSURE

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

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### **Purpose**

The purpose of this report is to seek Council's approval for the temporary road closure of Woodend Place from Major Mackenzie Drive to the south limit of the right-of-way to facilitate the construction of municipal services required to service the Countrywide Homes Woodend Place Inc. residential development, 19T-15V011.

### **Report Highlights**

- The temporary road closure of Woodend Place is required to facilitate the construction of municipal services to support the adjacent townhouse development.
- Woodend Place is a local road with no through traffic or transit routes, and it provides access to one existing residential property.
- The Woodend Place road closure is tentatively scheduled between May 24 and October 3, 2021.
- A Comprehensive communication plan will be implemented in collaboration with all stakeholders to notify the public of the upcoming temporary road closure and alternative access.

## **Recommendations**

1. That Council approve the proposed temporary road closure of Woodend Place from Major Mackenzie Drive to the south limit of the right-of-way to facilitate the timely and efficient construction of municipal infrastructure; and
2. That the necessary bylaw be enacted authorizing the temporary road closure of Woodend Place for the period from May 24, 2021 to October 3, 2021.

## **Background**

Woodend Place is a rural road extending south from Major Mackenzie Drive. The roadway provides access from Major Mackenzie Drive to a residence located at the civic address known as 50 Woodend Place. There are no transit routes operating on this road.

The Countrywide Homes Woodend Place Inc. residential development consisting of residential townhouses is proposed on the east side of Woodend Place. To support the proposed development new municipal services will be required to be constructed on Woodend Place and Woodend Place will be reconstructed to an urban road profile.

The work will include removing the existing pavement and excavating soils up to five to six meters below the existing ground elevation to install the necessary municipal services required for the adjacent townhouse development. The underground services will be installed using typical trench box construction methods to reduce the area of disturbance. As part of the urbanization works on Woodend Place, the road grade will be raised by installing additional sub-grade material and reinstating the pavement structure to achieve the required elevation and design.

To safely facilitate the proposed construction work in a timely fashion and considering the extent of works and the depth of the proposed services, Woodend Place will be required to be temporarily closed from Major Mackenzie Drive to the south limit of Woodend Place.

## **Previous Reports/Authority**

There are no prior reports.

## **Analysis and Options**

Due to the extent of the proposed construction works, Woodend Place will be required to be temporarily closed and local traffic access from Major Mackenzie Drive will not be possible to maintain during the period of the temporary road closure. There is only one property that requires access from Woodend Place which will be directly affected by the temporary road closure. The owner of the property will be contacted directly, and local access will be maintained at all times during the road closure period.

Prior to the temporary road closure, a temporary road connecting Woodend Place with Via Borghese will be constructed to provide local and emergency access for the local residence at 50 Woodend Place during the temporary road closure as shown on Attachment No. 2.

A communication plan will be in place that requires a written notification of the temporary road closure to be prepared and circulated to the area property owners and project stakeholders, including emergency public service agencies (police, fire, and ambulance) and the Region of York.

Access Vaughan will be provided with information regarding the temporary road closure and associated contact information to effectively respond to enquiries from the general public. The developer's contractor will be responsible for the installation and maintenance of all barricades and construction signage to safely guide vehicular, pedestrian and cyclist traffic around the construction area.

The temporary road closure is tentatively scheduled between May 24, 2021 and October 3, 2021. Appropriate roadside signage will be installed on Major Makenzie Drive a minimum of two weeks prior to the temporary road closure as a means of informing the public of the temporary road closure. The placement of the roadside signage will be in accordance with the Ontario Traffic Manual, Book 7.

### **Financial Impact**

There is no financial impact to the City as all costs associated with the proposed road closure will be borne by Countrywide Homes Woodend Place Inc.

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

The proposed road closure and traffic management plan will be coordinated with York Region including any applicable permits by Countrywide Homes Woodend Place Inc.

### **Conclusion**

To facilitate the efficient and timely construction of the municipal services and the urbanization of Woodend Place to support the adjacent townhouse development, it is recommended that a bylaw in support of the temporary road closure of Woodend Place, which is tentatively scheduled for the period between May 24, 2021 and October 3, 2021, inclusive be approved.

A comprehensive communication plan will be implemented to inform all stakeholders of this temporary road closure as is set out in this report. Local access to the existing residence on Wooded Place will be maintained at all times during the closure. In addition, Development Engineering staff will continue to monitor the construction and

staging of the servicing works to ensure the works are completed in an appropriate manner.

**For more information**, please contact: Stanislav Tsysar, Manager, Development Inspection & Grading at ext. 8073.

**Attachments**

1. Key Plan, Schaeffers Consulting Engineers, April 19, 2021
2. Traffic Control Plan, Schaeffers Consulting Engineers, April 16, 2021

**Prepared by**

Stanislav Tsysar, Manager, Development Inspection and Grading

**Approved by**



Frank Suppa, Director  
Development Engineering

**Reviewed by**



Jim Harnum, City Manager



Attachment 1

