



Tuesday, May 4, 2021
7:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

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4. ADJOURNMENT

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

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 4, 2021

WARD: 4

**TITLE: FIRST VAUGHAN INVESTMENTS LIMITED
OFFICIAL PLAN AMENDMENT OP.20.015
ZONING BY-LAW AMENDMENT Z.20.042
PART OF LOTS 6 AND 7, CONCESSION 5
VICINITY OF HIGHWAY 7 AND COMMERCE STREET**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.20.015 and Z.20.042. The Owner is seeking to permit the following as shown on Attachments 2 to 7:

- 48 and 56-storey residential apartment buildings (Towers “A” and “B”) including a shared 3-storey podium integrated with residential, amenity and at-grade retail uses
- A total of 1,070 residential units
- A Floor Space Index of 8.1 times the area of the lot
- An overall Gross Floor Area (‘GFA’) of 88,055 m², including:
 - Residential GFA: 86,270 m²
 - Retail GFA: 1,785 m²
- A large courtyard
- Three (3) levels of underground parking containing 429 parking spaces accessed from the mews connecting Highway 7 to future New Park Place

Report Highlights

- The Owner proposes to construct a mixed-use development comprised of 48 and 56-storey residential apartment buildings containing a total of 1,070 residential units on a shared 3-storey podium with residential, amenity, and at-grade retail uses, and 3 levels of underground parking accessed from the north-south mews connecting Highway 7 to future New Park Place
- Amendments to the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') and Zoning By-law 1-88 are required to permit the proposed mixed-use development and to increase to the maximum permitted building height and density, and to increase the maximum tower floor plate sizes
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.015 and Z.20.042 (First Vaughan Investments Limited) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a future technical report to the Committee of the Whole.

Background

Location: Part of Lots 6 and 7, Concession 5, northeast corner of Highway 7 and Commerce Street with no municipal address (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 10, 2020

Date applications were deemed complete: March 17, 2021

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on to permit the high-rise mixed-use development (the 'Development') shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.20.15 to amend the Vaughan Official Plan 2010 (VOP 2010) and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP'):
 - a) Policy 8.7.12 and Schedule H – to increase the maximum building height from 30-storeys to 48-storeys and 56-storeys for the residential buildings
 - b) Policy 8.7.18 – to increase the maximum residential tower floor plate size from 750 m² to 805 m² as follows:

- Tower A (48-storeys)
 - ranging between 750 m² to 800 m² for Floors 4 to 7
 - ranging between 750 m² to 805 m² for Floors 8 to 45
 - ranging between 750 m² to 770 m² for Floors 46 to 48
 - Tower B (57-storeys)
 - ranging between 750 m² to 800 m² for Floors 4 to 7
 - ranging between 750 m² to 805 m² for Floors 8 to 52
 - ranging between 750 m² to 790 for Floors 53 to 56
- c) Schedule I – to increase the maximum Floor Space Index (FSI) from 5.0 to 8.1 times the area of the lot
2. Zoning By-law Amendment File Z.20.042 to rezone the Subject Lands from the “C7 Service Commercial Zone” to the “C9 Corporate Centre Zone” in the manner shown on Attachment 2 to permit residential uses, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: April 9, 2021

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two (2) Notice Signs were installed along the Highway 7 and Commerce Street frontages in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and expanded to include residents and landowners within the Expanded Polling Area as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 20, 2021 by the VMC Program.

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

Previous Reports/Authority

Not Applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”) are required to permit the Development

Official Plan Designation (VMCSP):

- “Station Precinct” as per Schedule F – Land Use Precinct
- The “Station Precinct” designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, hotel, and retail uses
- A 30-storey maximum building height and 5.0 maximum FSI is permitted by Schedule I – Height and Density Parameters
- Retail, service commercial or public use frontage uses are required at the intersection of Commerce Street and Highway 7 as per Schedule H – Areas for Retail, Service Commercial or Public Uses
- A maximum tower floor plate size of generally 750 m² is permitted by Policy 8.7.18 of the VMCSP
- An amendment to Volume 2, VOP 2010, the VMCSP is required to permit maximum building heights of 48 and 56-storeys, an FSI of 8.1 times the area of the lot and to permit maximum tower floor plate sizes ranging between 770m² to 805 m²

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

Zoning:

- The Subject Lands (subject to these Applications) are zoned “C7 Service Commercial Zone” by Zoning By-law 1-88
- The entirety of the landholdings are zoned “C7(H) Service Commercial Zone”, “C7 Service Commercial Zone”, and “OS2 Open Space Zone” by Zoning By-law 1-88, which are outside of the Subject Lands (shown on Attachment 1). However, these lands are required for the full New Park Place right-of-way, which must be consolidated with the Subject Lands

The Owner proposes to rezone the Subject Lands from the “C7 Service Commercial Zone” to the “C9 Corporate Centre Zone” together with the following site-specific zoning exceptions shown on Table 1 to permit the mixed-use Development:

Table 1

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements	Proposed Exceptions and Rezoning to the C9 Corporate Centre Zone Requirements
a.	Definition of a “Lot”	LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be	For the purposes of this By-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements or other permissions and any easements or registrations that are granted, shall be deemed to

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements	Proposed Exceptions and Rezoning to the C9 Corporate Centre Zone Requirements
		a parcel of land and a reserve shall not form part of the lot	comply with the provision of Zoning By-law 1-88; For the purposes of this By-law, Highway 7 shall be deemed to be the legal frontage of the lot
b.	Definition of a "Parking Space"	PARKING SPACE - Means a rectangular area measuring at least 2.7 metres by 6.0 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto	2.7 m x 5.7 m
c.	Maximum Projections (Trellis)	Architectural Elements are not permitted to project into the property line	To permit a Trellis to project 0.4 m into a sight triangle (Commerce Street and New Park Place)
d.	Minimum GFA for Commercial Uses (Abutting Highway 7)	60%	43.1%
e.	Minimum Parking Requirements	<u>Residential</u> Bachelor/One-Bedroom: 0.7 spaces/unit x 683 units = 479 spaces Two-Bedroom: 0.9 spaces/unit x 325 units = 293 spaces Three-Bedroom: 1 space/unit x 62 units = 62 spaces	<u>Residential</u> 0.35 spaces/unit x 1,070 units = 375 spaces <u>Visitor</u> 0.05 spaces/unit x 1,070 units = 54 spaces

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements	Proposed Exceptions and Rezoning to the C9 Corporate Centre Zone Requirements
		<u>Visitor</u> 0.15 spaces/unit x 1,070 units = 161 spaces <u>Non-Residential</u> 2.0 spaces/100 m ² x 1,785 m ² = 36 spaces Total Parking Required = 1,030 spaces	<u>Non-Residential</u> No parking requirements shall be required for non-residential uses Total Parking Proposed = 429 spaces
f.	Bicycle Parking Space Requirement	<u>Residential</u> 107 Short-Term, 535 Long-Term <u>Non-Residential</u> 6 Short-Term, 2 Long-Term	Total 207 Long-Term Parking Spaces for both Residential and Non-Residential Uses
g.	Accessible Parking Space Length	Type A: 3.4 m x 6 m (1.5 m access aisle) Type B: 2.4 m x 6 m (1.5 m access aisle)	Type A: 3.4 m x 5.7 (1.5 access aisle) Type B: 2.4 x 5.7 m (1.5 m access aisle)
h.	Minimum Driveway Width	7.5 (Two-Way)	7 m (New Park Place and Highway 7)
i.	Minimum Building Setback (Underground garage)	1.8 m (Highway 7 and Commerce Street)	0 m (Highway 7 and Commerce Street)
j.	Minimum Building Setbacks	<u>Residential Uses</u> 3 m (Front Yard) – Highway 7 6 m (Rear Yard) – New Park Place 3 m (Exterior Side Yard) – Commerce Street <u>Non-Residential Uses</u> 3 m (Front Yard) – Highway 7 3 m (Rear Yard) – New Park Place	The following setbacks shall apply for Residential and Non-Residential Uses: 2 m (Front Yard) – Highway 7 1 m (Rear Yard) – New Park Place 2.8 m (Exterior Side Yard) – Commerce Street

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirements	Proposed Exceptions and Rezoning to the C9 Corporate Centre Zone Requirements
		3 m (Exterior Side Yard) – Commerce Street	
k.	Minimum Landscape Strip Width	2.4 m (Highway 7) 6 m (Commerce Street, New Park Place)	0 m (All Streets)
l.	Maximum Building Height	25 m	Notwithstanding Schedule “A2” – the following maximum building heights are permitted: Tower A – 48-storeys at 166 m (excluding mechanical penthouse) Tower B – 56-storeys at 190 m (excluding mechanical penthouse)
m.	Minimum Percentage of Length of Street Line within Build-To-Zone	50% (Commerce Street) 80% (New Park Place and Highway 7)	21% (Commerce Street) 36% (New Park Place) 77.5% (Highway 7)
n.	Maximum Residential Density	0.6 FSI	Notwithstanding Schedule “A2”, the maximum density is permitted: 8.1 FSI

Notwithstanding the permitted uses under the C9 Zone, through the review of the Applications, staff will determine what uses are appropriate and can be supported in a downtown context and to ensure that parking can be accommodated. The Development also includes provisions for shared car-pooling parking requirements which will be explored through the review of the Applications.

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

Following a preliminary review of the Applications, the VMC Program has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 policies
b.	Appropriateness of Amendments to VM CSP, and Zoning By-law 1-88 Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VM CSP will be reviewed in consideration of, but not limited to, the following: the objective of achieving the vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; the appropriateness of the proposed maximum building height and density in consideration of the surrounding context, microclimatic impact and supporting hard and soft services; the objective of establishing a downtown containing a mix of uses; coordination with adjacent properties regarding access (future New Park Place and mews), servicing requirements and development interfaces (including the northeast corner of the Subject Lands); built form considerations including: scale and massing, buildings setbacks, building façades, quality of building materials, attractive streetscapes, private amenity areas, podium height, parking, loading and servicing, and accesses to the north-south mews ▪ The appropriateness of the rezoning the Subject Lands to the C9 Corporate Centre Zone, relative to the maximum permitted uses, building heights and densities by the VM CSP, and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Road Network (Future New Park Place)	<ul style="list-style-type: none"> Schedule "C" Street Network of the VMCSPP identifies the requirement for a 20-22 m local (public) street (extension of New Park Place). In lieu of the Draft Plan of Subdivision requirement, it is acknowledged that Development Agreements (registered on-title) will be required to ensure coordinated development amongst the adjacent landowners for the full construction of New Park Place from Edgeley Boulevard to Commerce Street, including any City-owned Lands, and to ensure the required commitments of funds, lands and services are secured, to the satisfaction the City. The requirement of an executed Development Agreement to establish New Park Place as a dedicated highway must be completed within a suitable timeframe, to the satisfaction of the City In order to create the Subject Lands (Attachment 1), the Owner is required to file and successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment to facilitate a lot severance and conveyance from the entirety of their landholdings to the Subject Lands and thereby contributing to the full right-of-way width of future New Park Place
f.	Access	<ul style="list-style-type: none"> The Owner is proposing access to the Development from a driveway connection from the north-south mews connecting Highway 7 to future New Park Place (Attachment 2). The dedication of future New Park Place as a public highway (east of Commerce Street and west of the north-south mews) to provide the right-of-way in its ultimate condition, must be completed to the satisfaction of the VMC Program. Public access shall be provided for the north-south mews. Agreement easements will be required to provide mutual access between the adjacent landowners for the north-south mews

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Comprehensive Development	<ul style="list-style-type: none"> ▪ The VMCSPP encourages planned, co-coordinated and orderly development of blocks within the downtown. Development shall proceed in an orderly manner with consideration for required infrastructure, parks, and streets. ▪ Landowners within the VMCSPP are encouraged to propose development on a comprehensive basis including a phasing strategy to provide for the equitable sharing of costs of public infrastructure among benefitting landowners
h.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the comments provided by the DRP on February 25, 2021. A second DRP to review the detailed design will be required, at a minimum, for these Applications. The DRP must review the Applications prior to proceeding to the Committee of the Whole
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Transportation Ontario ('MTO'), Toronto and Region Conservation Authority ('TRCA'), external public agencies and utilities, and the Public, Separate, and French School Boards
j.	Parks and Publicly Accessible Open Space (POPS)	<ul style="list-style-type: none"> ▪ The VMCSPP identifies requirements for Major Parks and Open Spaces throughout the Secondary Plan area. The VMCSPP identifies the requirement for an "Urban Park" to the north of future New Park Place (outside of Subject Lands but within the landholdings) ▪ The Owner has submitted a VMC Northwest Quadrant Parks and Open Space Brief, dated December 2020, which is subject to review by the City. The provisions for sufficient parkland being available to service future developments, and considerations for any privately-owned publicly accessible spaces or landscape areas to be provided on the Subject Lands in proximity to the future Urban Park will be reviewed by Urban Design and Parks Planning staff, VMC Program
k.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver performance score of 47

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy. Parkland dedication in accordance with the City's most current policies in conveyance of parkland and/or cash-in-lieu will be required, should the subject Applications be approved
m.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of the City's bonusing policies of VOP 2010 for increases in building height and/or density (Section 37 of the <i>Planning Act</i>), and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits As of the date of this report, the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act</i>, 2020; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act</i>, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines) The request for additional height and density will be reviewed in consideration of the following criteria: appropriateness of the proposed increased heights and density in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP; the provision of community benefits in the form of facilities or services which bear reasonable planning relationship to the proposed increase in building height and density, to the satisfaction of the City; the inclusion of the identified community benefits in the implementing site-specific Zoning

	MATTERS TO BE REVIEWED	COMMENT(S)
		By-law, to the satisfaction of Vaughan Council and subject to an executed Section 37 Agreement to be registered on-title, should the Applications be approved
n.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to provide affordable housing. ▪ Policy 8.1.3 of the VMCSPP identifies that all affordable housing shall comprise of a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households.
o.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan, and the VMC Parking Strategy
p.	Tree Protection Protocol	<ul style="list-style-type: none"> ▪ There are existing trees located within the Commerce Street public boulevard located along the westerly portion of the Subject Lands. The Owner has submitted an Arborist Report and Tree Protection and Preservation Plan which is subject to review by the City. The Development will be reviewed in accordance with the City's Tree Protection Protocol for the protection and the replacement of any tree(s) should they be damaged during construction
q.	Related Site Development File DA.20.067	<ul style="list-style-type: none"> ▪ The Owner has submitted a Site Plan, Landscape Plan, and Building Elevations in support of the Applications. The related Site Development File DA.20.067 will be reviewed comprehensively with the Applications in a future technical report
r.	Development Charges	<ul style="list-style-type: none"> ▪ The Owner will be required to pay the applicable Development Charges (DCs) in accordance with the Development Charges By-laws of the City of Vaughan and is subject to the Area-Specific Development Charges ('ASDC')

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of the Regional Approval for Official Plan Amendment File OP.20.015. At the time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

The Development fronts onto Highway 7, being a York Region right-of-way. Required road widenings, encroachment/road work permits, or agreements shall be determined by York Region.

Conclusion

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

For more information, please contact: Natalie Wong, Senior Planner, VMC Program, ext. 8866.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Rooftop Amenity Plan
5. South and West Building Elevations
6. North and East Building Elevations
7. Perspective Rendering

Prepared by

Natalie Wong, Senior Planner, Ext 8866

Amy Roots, Acting Director, VMC Program, Ext 8035

Christina Bruce, Director, Policy Planning and Environmental Sustainability, Ext 8231

Approved by

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

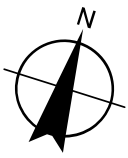
Mauro Peverini, Chief Planning Official

Reviewed by

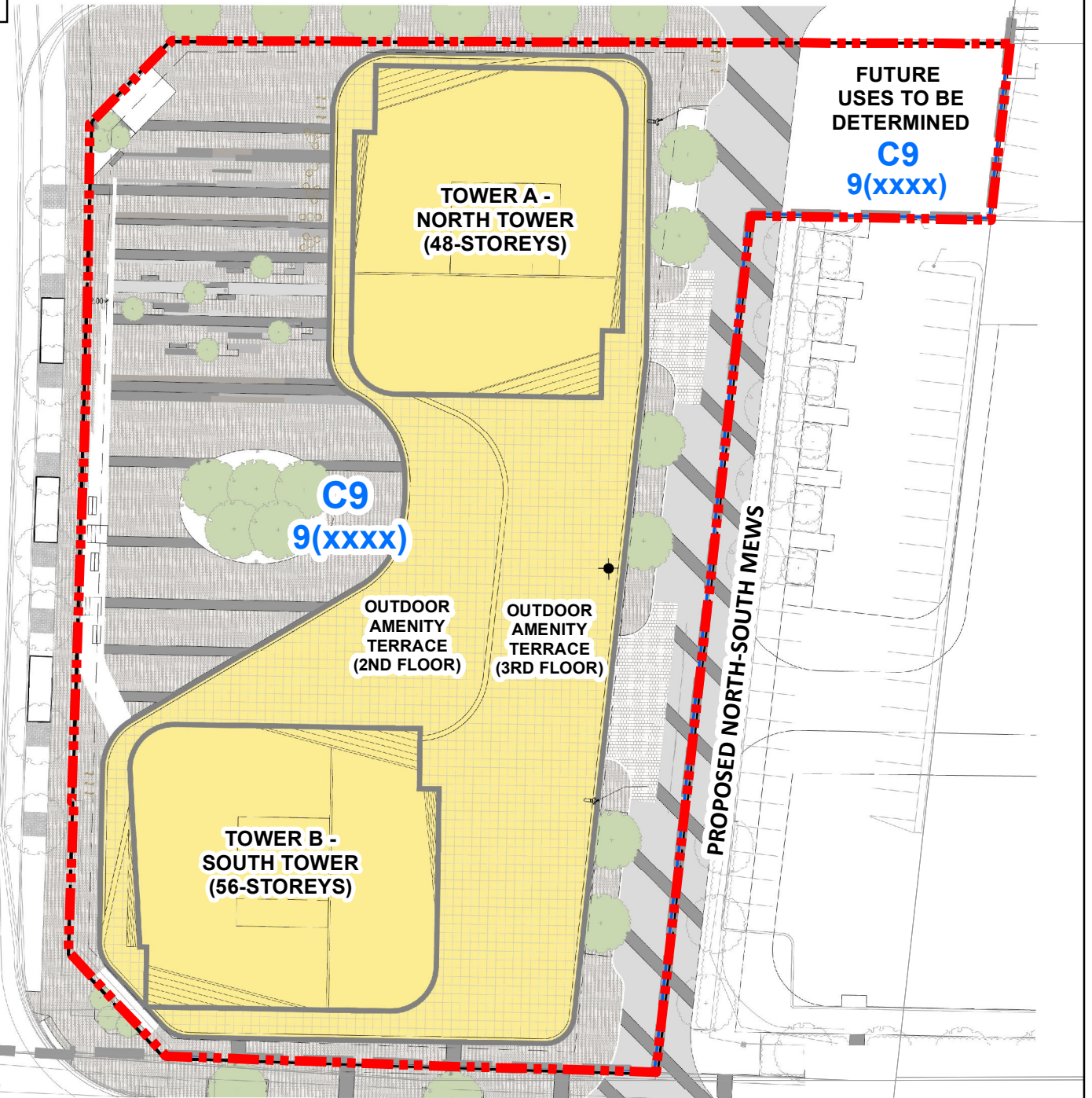
A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager

FUTURE NEW PARK PLACE



COMMERCE STREET



Subject Lands

C9, Corporate Centre Zone

HIGHWAY 7

0 5 10 20 Metres

Site Plan and Proposed Zoning

LOCATION:
Part of Lots 6 and 7, Concession 5

APPLICANT:
First Vaughan Investments Limited

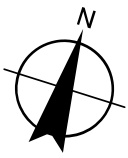


Attachment

FILES: OP.20.015 and
Z.20.042
RELATED FILE: DA.20.067

DATE: May 4, 2021

2



FUTURE NEW PARK PLACE

FUTURE
USES TO BE
DETERMINED

COMMERCE STREET

PROPERTY LINE

TOWER A -
NORTH TOWER
(48-STOUREYS)

INDOOR
AMENITY

TOWER A

OUTDOOR
AMENITY
TERRACE
(2ND FLOOR)

OUTDOOR
AMENITY
TERRACE
(3RD FLOOR)

TOWER B

INDOOR
AMENITY

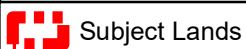
TOWER B -
SOUTH TOWER
(56-STOUREYS)

PROPOSED NORTH-SOUTH MEWS

MEWS BOUNDARY

PROPERTY LINE

HIGHWAY 7



0 5 10 20 Metres

Rooftop Amenity Plan

LOCATION:
Part of Lots 6 and 7, Concession 5

APPLICANT:
First Vaughan Investments Limited



Attachment
FILES: OP.20.015 and
Z.20.042
RELATED FILE: DA.20.067
DATE: May 4, 2021

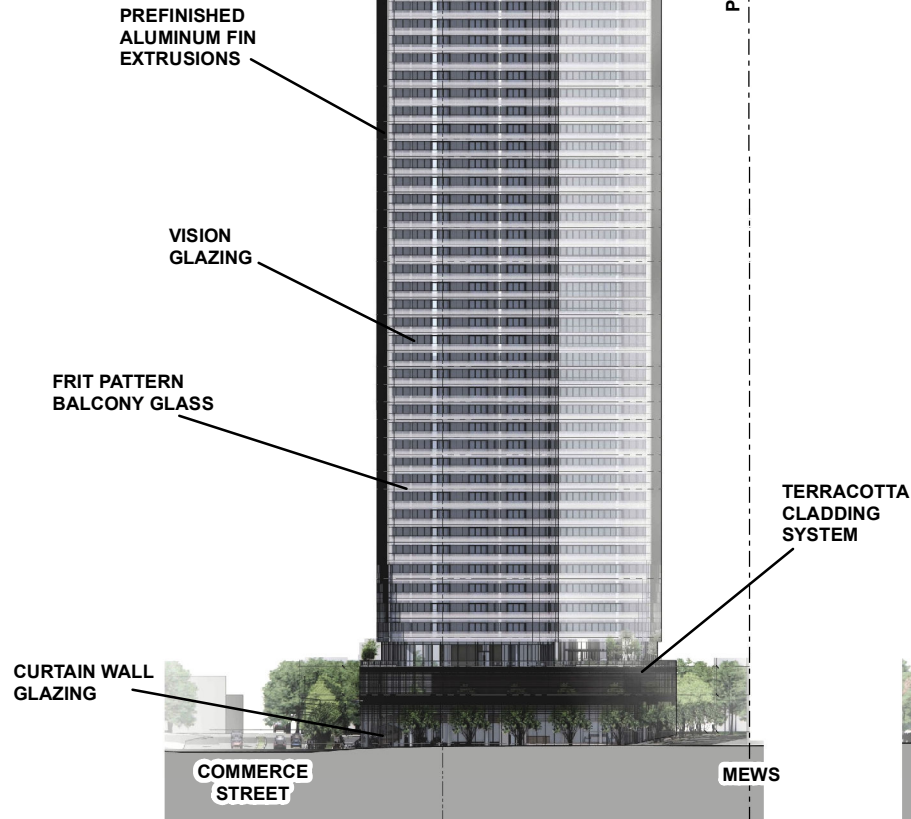
4

**TOWER B
(56-STOOREYS)**

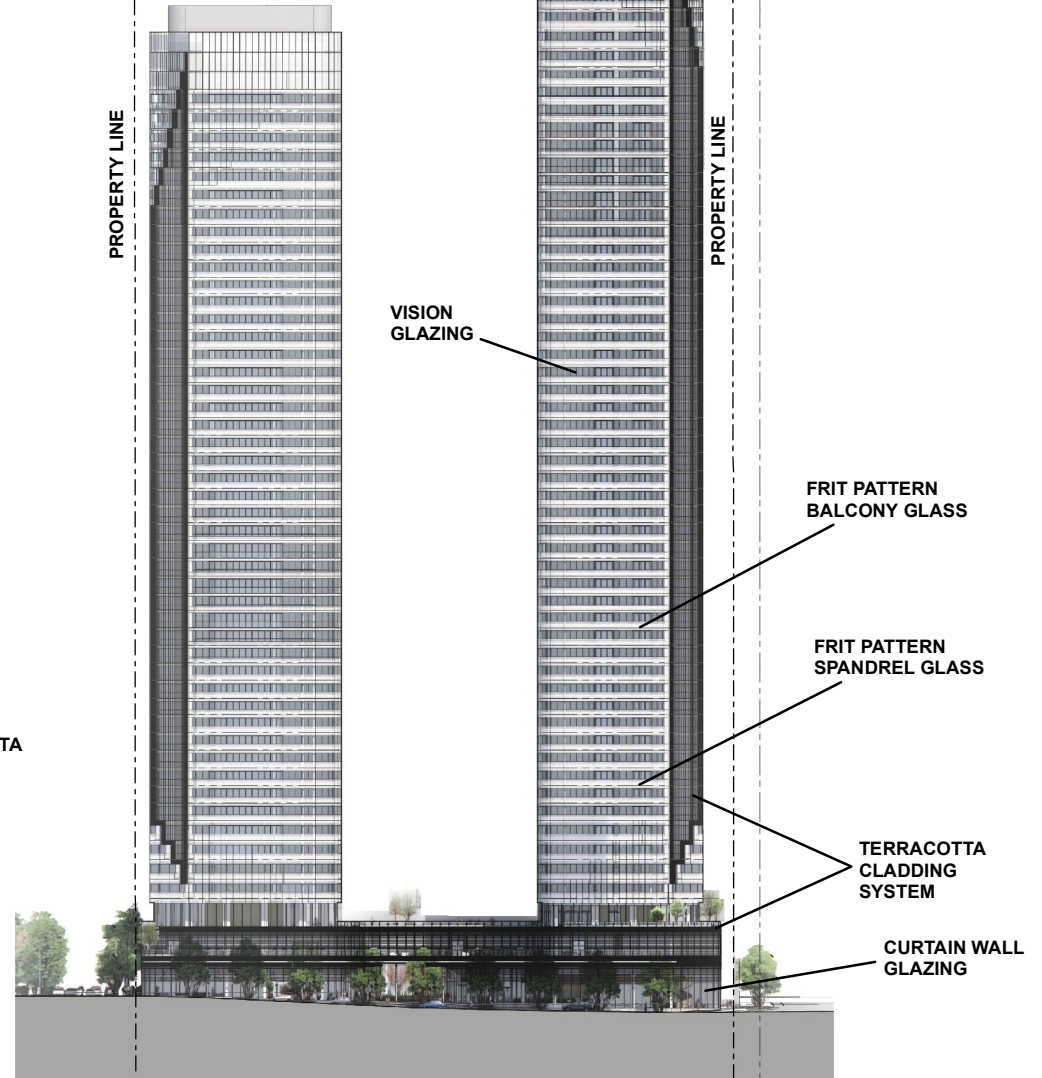
**TOWER A
(48-STOOREYS)**

**TOWER A
(48-STOOREYS)**

**TOWER B
(56-STOOREYS)**



SOUTH ELEVATION - FACING HIGHWAY 7



WEST ELEVATION - FACING COMMERCE STREET

Not to Scale

South and West Building Elevations

LOCATION:

Part of Lots 6 and 7, Concession 5

APPLICANT:

First Vaughan Investments Limited



Attachment

FILES: OP.20.015 and
Z.20.042

RELATED FILE: DA.20.067

DATE: May 4, 2021

5



**TOWER A -
SOUTH TOWER
(48-STOREYS)**

**TOWER B -
SOUTH TOWER
(56-STOREYS)**

VIEW LOOKING EAST FROM COMMERCE STREET

Not to Scale

Perspective Rendering

LOCATION:
Part of Lots 6 and 7, Concession 5

APPLICANT:
First Vaughan Investments Limited



Attachment

FILES: OP.20.015 and
Z.20.042
RELATED FILE: DA.20.067

DATE: May 4, 2021

7

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 4, 2021

WARD(S): 2

TITLE: 27 DEVELOPMENTS INC.

OFFICIAL PLAN AMENDMENT FILE OP.18.011

ZONING BY-LAW AMENDMENT FILE Z.18.018

DRAFT PLAN OF SUBDIVISION 19T-20V009

8440 HIGHWAY 27

VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law and for the approval of a Draft Plan of Subdivision to permit the construction of a 12-storey hotel including 2 floors for business and professional offices uses, with an eating establishment and outdoor patio, ancillary spa and amenity spaces, and a two-storey link containing office uses connecting to an existing two-storey banquet hall (Chateau Le Jardin) that will be maintained as shown on Attachments 2 to 6.

Report Highlights

- To Owner proposes to develop the Subject Lands with a 12-storey hotel (including business and professional offices, an eating establishment, outdoor patio, an ancillary spa and amenity spaces), and maintain the existing banquet hall (Chateau Le Jardin)
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 as well as the approval of a Draft Plan of Subdivision are required to permit the development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Files OP.18.011, Z.18.018 and 19T-20V009 (27 Developments Inc.), formerly known as Parentela Holdings Inc., BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 8440 Highway 27 (the 'Subject Lands'). The Subject Lands are approximately 3.27 ha in size and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 17, 2017

Date applications were deemed complete:

Files OP.18.011 & Z.18.018 - May 30, 2018

File DA.18.088 - September 17, 2018

Files 19T-20V009 and 19CDM-20V010 – March 9, 2021

The Committee of the Whole at a Public Meeting held on September 17, 2018, considered Official Plan and Zoning By-law Amendment Files OP.18.011 and Z.18.018. Since the Public Meeting, the Owner has revised the applications by:

- excluding the lands located on the west side of Innovation Drive from the applications
- deleting the related request to permit an off-site parking lot on those lands excluded as part of the applications

The Owner has also submitted a Draft Plan of Subdivision File 19T-20V009.

A second Public Meeting is required by Vaughan Official Plan 2010 ('VOP 2010') as more than two years have passed since Council received the Public Meeting report on September 17, 2018 and to consider the Draft Plan of Subdivision application that was submitted after the initial Public Meeting.

The Subject Lands are currently developed with a two-storey banquet hall (Chateau Le Jardin). The Draft Plan of Subdivision shown on Attachment 6 illustrates other lands owned by the Owner located west of the future extension of Innovation Drive.

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

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

- a 12-storey, 18,244 m² hotel, with 254 rooms, including 2 floors for business and professional offices, with an eating establishment and outdoor patio, ancillary

- spa and amenity spaces ('Hotel with associated ancillary uses'), and maintain the existing two-storey banquet hall (Chateau Le Jardin)
 - a two-storey link, containing 1,141.2 m² of office space, connecting the proposed Hotel with and associated ancillary uses' to the existing two-storey banquet hall (Chateau Le Jardin)
1. Official Plan Amendment File OP.18.011 to amend Vaughan Official Plan 2010 (VOP 2010) to:
 - a) permit a Hotel including 2 floors for business and professional offices, with an eating establishment and outdoor patio, ancillary spa and amenity spaces on the Subject Lands designated "Employment Commercial Mixed-Use" that are not located within an Intensification Area; and
 - b) increase the maximum permitted building height from 10-storeys to 12-storeys.
 2. Zoning By-law Amendment File Z.18.018 to amend Zoning By-law 1-88, to permit a Hotel with an Eating Establishment, with outdoor patio, ancillary spa and amenity space, and Business and Professional Offices, together with site-specific zoning exceptions to the C6 Highway Commercial Zone identified in Table 1 of this report, in order to permit the Development shown on Attachments 2 to 5.
 3. Draft Plan of Subdivision File 19T-20V009, as shown on Attachment 6, to facilitate a future common element access on the Subject Lands and to create the following Blocks:

Blocks	Land Use	Area (ha)
Block 1	Commercial Block (Existing Banquet Hall)	0.498
Block 2	Commercial Block (Proposed Hotel & Office)	0.816
Block 3	Commercial Block (Parking area)	0.682
Block 4	Future Development	0.856
Block 5	Common Element Road	0.380
Blocks 6, 7 and 8	Road Widening	0.036
Total		3.268 ha

The Owner has also submitted Site Development File DA.18.088 and Draft Plan of Condominium File 19CDM-20V010 (Attachments 7 and 8) to establish the common element ownership parcels. The Site Development and Draft Plan of Condominium applications do not require a public meeting; however, these related applications will be addressed in the future comprehensive technical report to Committee of the Whole.

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

- a) Date the Notice of Public Hearing was circulated: April 9, 2021

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along Highway 27 and the lands fronting on to Innovation Drive that is under construction in accordance with the City's Notice Signs Procedures and Protocols

- b) Circulation Area: 150 m and to the West Woodbridge Homeowners Association.
- c) No comments have been received as of April 12, 2021 by the Development Planning Department.

The following is a summary of comments received prior to the September 17, 2018 Public Meeting:

Goodmans LLP, representing Costco Wholesale Canada (8682 Highway 27), provided with comments respecting implications for Costco to maintain its Ministry of the Environment, Conservation & Parks ('MECP') noise approval as a result of the Development.

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

Previous Reports/Authority

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

[September 17, 2018, Committee of the Whole Public Meeting \(Item 6, Report No. 28\)](#)

Analysis and Options

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

Official Plan Designation:

- "Employment Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Employment Commercial Mixed-Use" on Schedule 13 – Land Use by VOP 2010. This designation permits a maximum building height of 10-storeys and a maximum Floor Space Index ('FSI') of 3 times the area of the lot
- A Hotel with associated ancillary uses is not a permitted use within the "Employment Commercial Mixed-Use" designation as the Subject Lands are located outside of an Intensification Area

- Amendments to VOP 2010 are required to permit the proposed Hotel with associated ancillary uses, as well as to increase the maximum permitted building height from 10-storeys to 12-storeys

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

Zoning:

- “C6 Highway Commercial Zone” subject to site-specific Exception 9(409), which only permits a banquet hall use
- This Zone does not permit the proposed Hotel with associated ancillary uses
- The Owner proposes to amend site-specific Exception 9(409) to permit the Development
- The following site-specific exceptions to Zoning By-law 1-88 are required to permit the Development shown on Attachments 2 to 5:

Table 1:

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
a.	Permitted Uses	One (1) banquet hall, provided the total gross floor area (GFA) shall not exceed 4,855 m ² . Minor Variance File A121/08 increased the maximum permitted GFA to 6,916 m ²	<p>Permit the following additional uses in addition to the banquet hall:</p> <ul style="list-style-type: none"> • Hotel with ancillary spa and amenity spaces • Eating Establishment, with Outdoor Patio • Business or Professional Office <p>provided the total gross floor area of the buildings devoted to such uses shall not exceed 28,000 m².</p>
b.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this	The Subject Lands shall be deemed as a single lot for the purposes of zoning conformity

	By-law Standard	C6 Highway Commercial Zone, Exception 9(409) Requirements	Proposed Exceptions to the C6 Highway Commercial Zone, Exception 9(409) Requirements
		paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	
c.	Maximum Building Height	11 m	45.26 m (Hotel Building)
d.	Minimum Number of Parking Spaces	<p>Existing Banquet Hall = 435 spaces (As identified in site-specific Exception 9(409))</p> <p>Hotel - 254 rooms @ 1 space / room = 254 spaces</p> <p>Office - 3,471 m² GFA @ 3.5 spaces / 100m² = 122 spaces</p> <p>Eating Establishment, with Outdoor Patio - 304m² @ 16 spaces / 100m² = 49 spaces</p> <p>Total Parking Required = 860 spaces</p>	Parking Proposed = 737 spaces, including 498 surface parking spaces, 239 spaces in an underground parking garage. (Inclusive of 19 barrier-free spaces)
e.	Loading Space Length	9 m	8.2 m
f.	Minimum Front Yard Setback (Highway 27) Existing Building	15 m	4.4 m (possible future road widening)

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the Provincial Policy Statement (2014) (the 'PPS'), the Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), and the York Region and VOP 2010 Official Plan policies ▪ The Applications will be reviewed in consideration of the VOP 2010 policies, particularly Sections 9.1.2.10 and 9.2.3.5 respecting compatibility within Employment Area and development criteria for Mid-Rise Buildings
b.	Appropriateness of the Proposed Site-Specific Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of increasing the maximum permitted building height from 10-storeys to 12-storeys to permit the Development will be reviewed ▪ A Hotel with associated ancillary uses is not permitted within the "Employment Commercial Mixed-Use" designation on lands located outside of an Intensification Area shown on Schedule 1 "Urban Structure" of VOP 2010 ▪ The proposed Hotel with associated ancillary uses and the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, will be reviewed in consideration of the existing and planned employment and commercial uses, and the existing low-rise residential uses located on the east side of Highway 27, opposite the Subject Lands ▪ The floor plans illustrate there are cooking facilities in the hotel suites. Consideration will be given to the appropriateness of permitting mid to long-term stays and prohibiting permanent residential units

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Consideration will be given prohibiting the use of future development Blocks 3 and 4 as shown on Attachment 6 for a Commercial Parking Lot(s)
c.	The Appropriateness of Designating the Subject Lands as "Class 4"	<ul style="list-style-type: none"> The Subject Lands are within an Employment Area as identified on Schedule 1 – Urban Structure of VOP 2010 The appropriateness of designating the Subject Lands as a "Class 4 designation" under the MECP Publication NPC-300 Environmental Noise Guideline Stationery and Transportation Sources – Approval and Planning Publication ('NPC 300') will be considered Class 4 area classification is based on the principle of formal confirmation of the classification by the City. Such confirmation would be issued at the discretion of the land use planning authority and under the procedures developed by the City, in the exercise of its responsibility and authority under the <i>Planning Act</i>
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing, and grading, environmental, noise, and other municipal, regional and public agency and utility requirements
e.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i> as it read September 17, 2020) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act</i>, 2020, received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>policy regime, as it read on September 17, 2020, with a new regime known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%)</p> <ul style="list-style-type: none"> ▪ Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the Planning Act as it read on September 17, 2020 until the earlier of the City's passage of a CBC By-law September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City's passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the Planning Act, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument ▪ The request for additional building height will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) the appropriateness of the proposed increased building height in consideration of the policies of Section 10.1.2.9 of VOP 2010. Should the proposed increase in building height be determined to meet the criteria of the Official Plan, the proposed community benefits must be identified, to the satisfaction of the City ii) should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services, to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height, the Development must represent good planning and be consistent with the objectives of VOP 2010, and there must be adequate infrastructure to support the increase in building height

	MATTERS TO BE REVIEWED	COMMENT(S)
		iii) the identified community benefits must be reflected in the implementing Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Applications be approved
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority(ies). Additional studies and/or reports may be required as part of the application review process
g.	Related Site Development Application File DA.18.088	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.18.088 to be reviewed with the Applications in a future technical report
h.	Related Draft Plan of Condominium File 19CDM-20V010	<ul style="list-style-type: none"> ▪ The Owner has submitted related Draft Plan of Condominium (Common Elements) File 19CDM-20V010 in order to create the proposed common element access (road), future Parcels of Tied Land ('POTLs') and the required above grade and sub-level parts to secure for shared access to private parking and servicing between the future POTLs. The appropriate conditions respecting the condominium will be reviewed with the Applications in a future technical report ▪ Should the Applications be approved, a future Draft Plan of Condominium (Standard) will be required for the proposed Hotel to create the office units and hotel units
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 34
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	City's Tree Protection Protocol	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction ▪ The Owner may have to enter into a Tree Protection Agreement to identify the standards and procedures required by the City
l.	Waste Management	<ul style="list-style-type: none"> ▪ The Owner is proposing a standalone deep collection waste system ("Molok") to service the proposed Hotel with associated ancillary uses. The proposed waste collection system will be reviewed in consideration of the Waste Collection Design Standards of the Environmental Services Department (Solid Waste Management Division)
m.	Cost Sharing / Innovation Drive	<ul style="list-style-type: none"> ▪ The City acquired the lands for the Innovation Drive extension located on the Subject Lands through the Innovation Drive Cost Sharing Agreement, dated May 23, 2012 ▪ The Owner shall pay its proportionate share of the cost of the construction of Innovation Drive and associated municipal services that were built as part of the SRF Vaughan Draft Plan of Subdivision File 19T-08V03. The SRF Vaughan Subdivision Agreement and Innovation Drive Cost Sharing Agreement identify the Subject Lands as benefiting lands ▪ Construction of Innovation Drive has commenced, but, is not complete. A temporary cul-de-sac currently exists, terminating at the southwest limit of the Subject Lands. The ultimate completion and timing of the construction of Innovation Drive will be considered as part of the review of the Applications

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region has determined the proposed Official Plan Amendment application is a matter of local significance and does not adversely affect Regional planning policies or

interest. York Region, on September 5, 2018, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council. In correspondence dated January 5, 2021, York Region confirmed that the exemption still applies.

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

Conclusion

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

For more information, please contact: Clement Messere, Senior Planner, Development Planning, ext. 8409.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations – East and North
5. Building Elevations – West and South
6. Draft Plan of Subdivision File 19T-20V009
7. Draft Plan of Condominium (Common Element) File 19CDM-20V010 – Including Sections
8. Draft Plan of Condominium (Common Element) File 19CDM-20V010 – Sub Levels 1 and 2

Prepared by

Clement Messere, Senior Planner, ext. 8409

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

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

Approved by

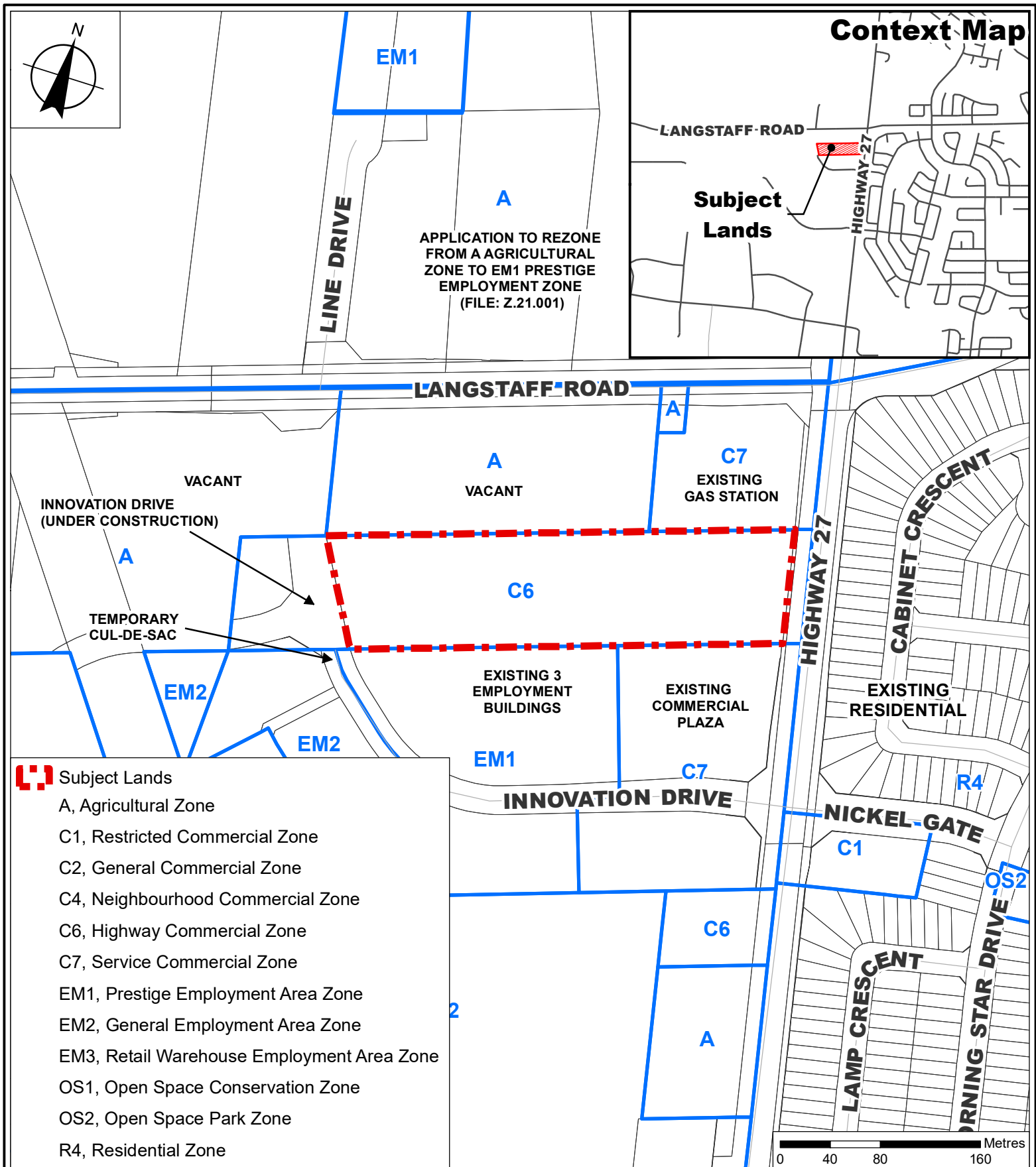
A handwritten signature in black ink, appearing to read "Mauro Peverini". The signature is fluid and cursive, with the first name "Mauro" being more prominent than the last name "Peverini".

Mauro Peverini, Chief Planning Official

Reviewed by

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

Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 10, Concession 9

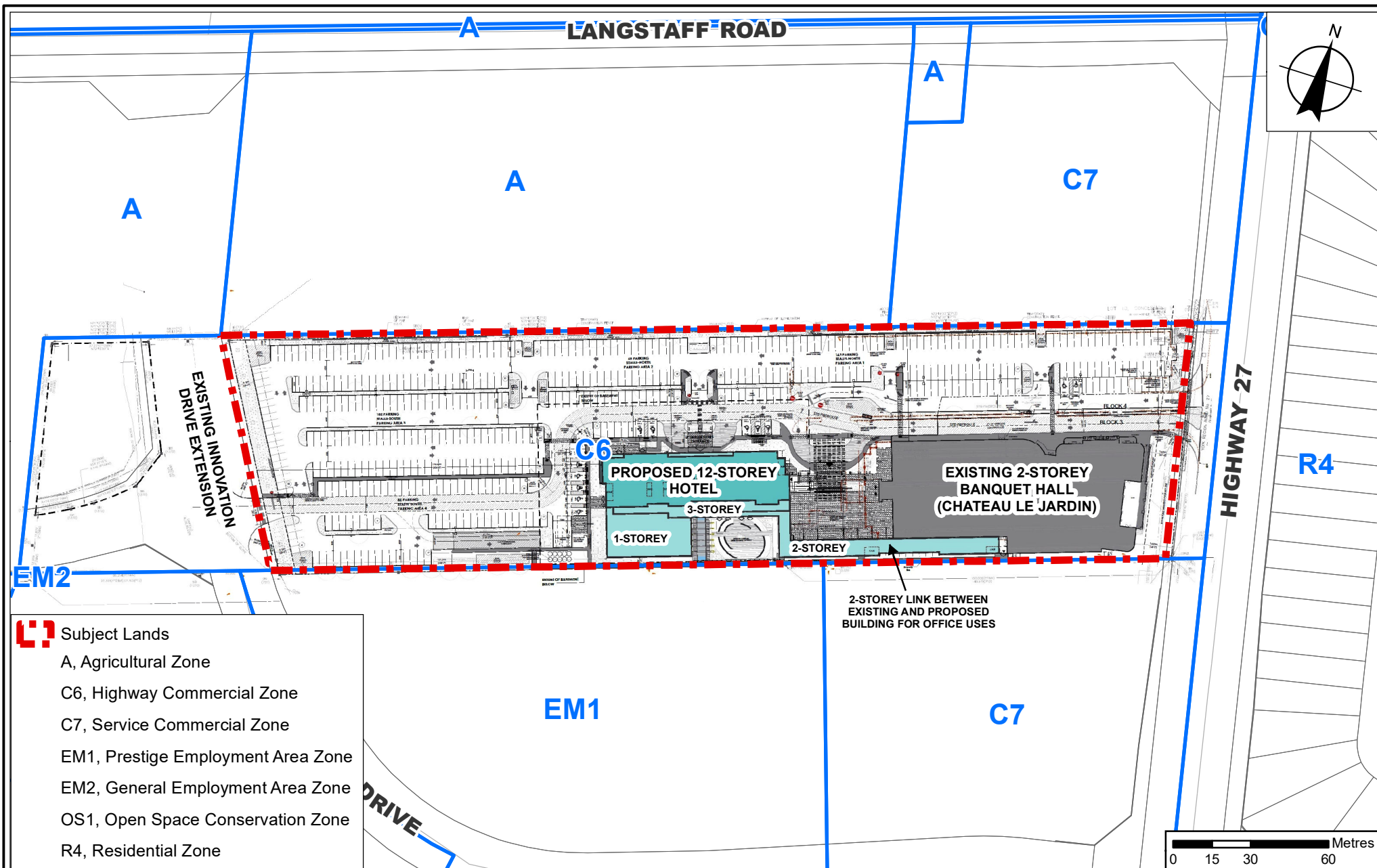
APPLICANT:
27 Developments Inc.



Attachment

FILES: OP.18.011,
Z.18.018 and 19T-20V009
RELATED FILES: DA.18.088,
19CDM-20V010
DATE: May 4, 2021

1



Site Plan and Proposed Zoning

LOCATION:

Part of Lot 10, Concession 9

APPLICANT:

27 Developments Inc.



Attachment

FILES: OP.18.011,

Z.18.018 and 19T-20V009

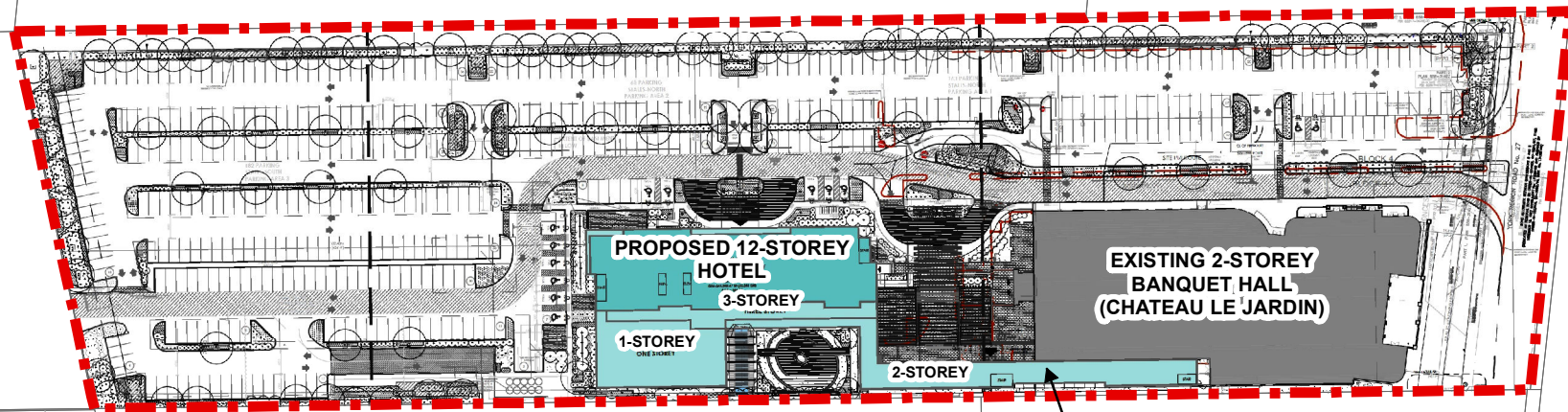
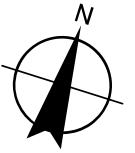
RELATED FILES:

DA.18.088, 19CDM-20V010

DATE: May 4, 2021


2

LANGSTAFF ROAD



HIGHWAY 27

INNOVATION DRIVE

 Subject Lands

0 15 30 60 Metres

Landscape Plan

LOCATION:
Part of Lot 10, Concession 9

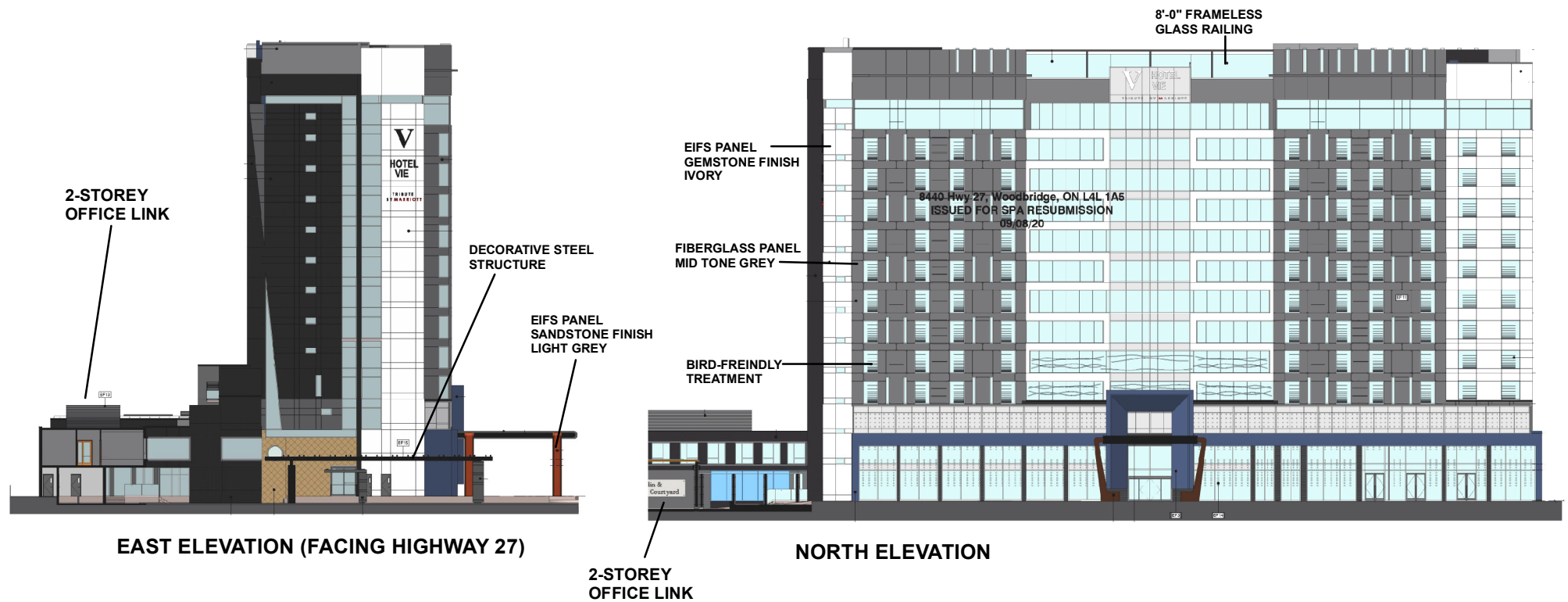
APPLICANT:
27 Developments Inc.



Attachment

FILES: OP.18.011,
Z.18.018 and 19T-20V009
RELATED FILES:
DA.18.088, 19CDM-20V010
DATE: May 4, 2021

3



Not to Scale

Building Elevations - East and North

LOCATION:

Part of Lot 10, Concession 9

APPLICANT:

27 Developments Inc.



Attachment

FILES: OP.18.011,

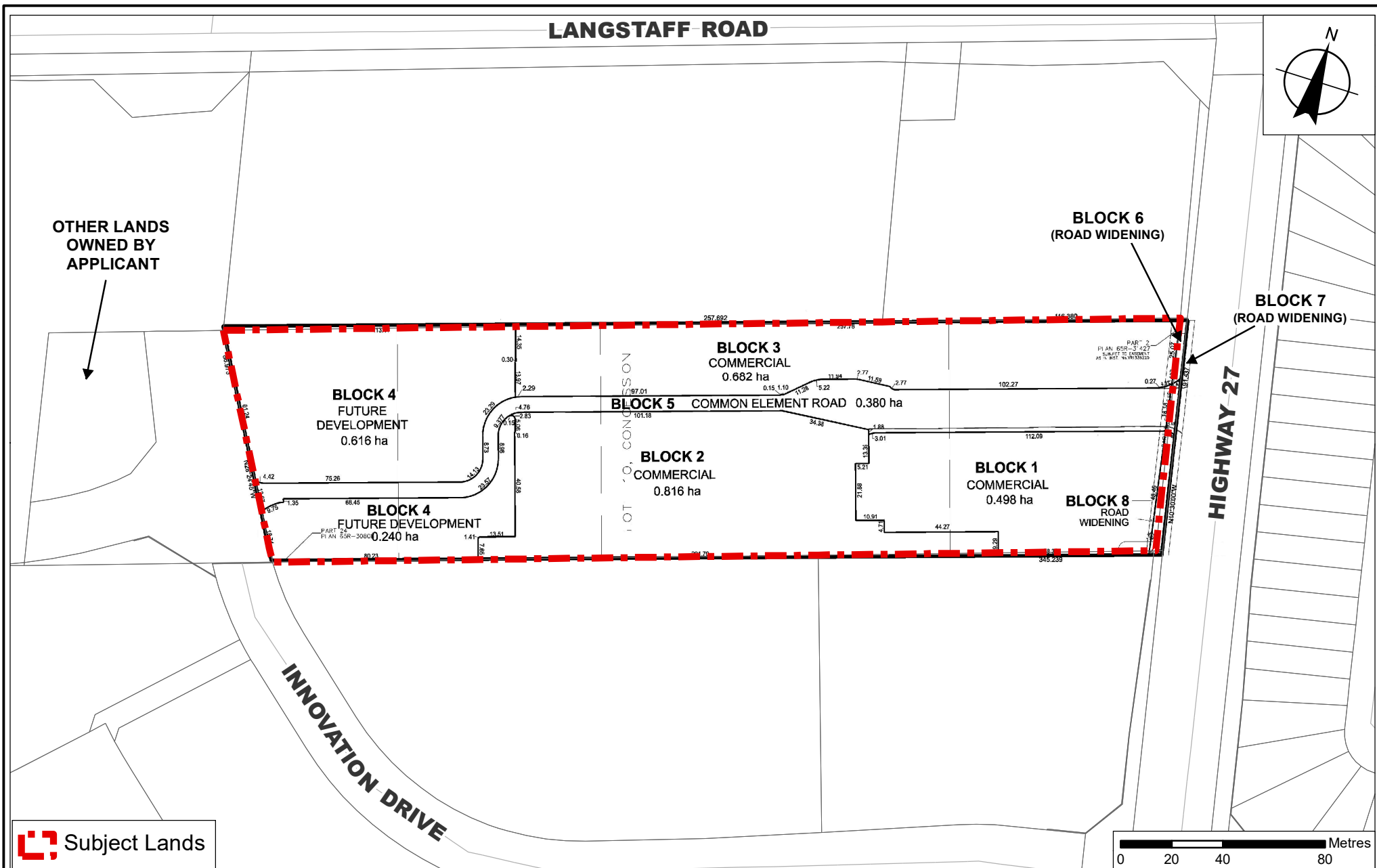
Z.18.018 and 19T-20V009

RELATED FILES:

DA.18.088, 19CDM-20V010

DATE: May 4, 2021

4



Draft Plan of Subdivision **File 19T-20V009**

LOCATION:
Part of Lot 10, Concession 9

APPLICANT: 27 Developments Inc.

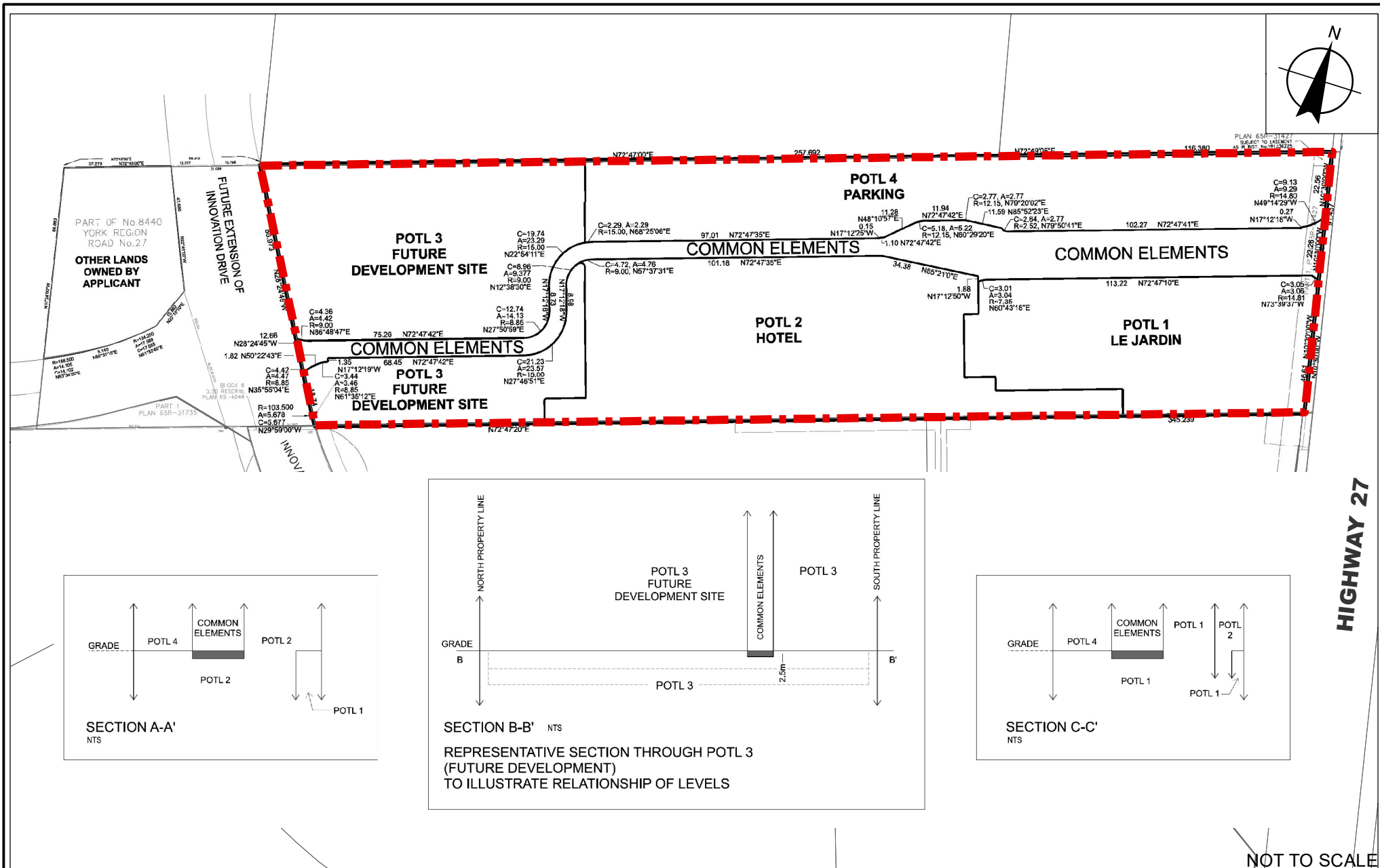


Attachment

FILES: OP.18.011,
Z.18.018 and 19T-20V009
RELATED FILES:
DA.18.088, 19CDM-20V010

DATE: May 4, 2021

6



Draft Plan of Condominium (Common Element) **File 19CDM-20V010 - Including Sections**

LOCATION:
Part of Lot 10, Concession 9

APPLICANT: 27 Developments Inc.



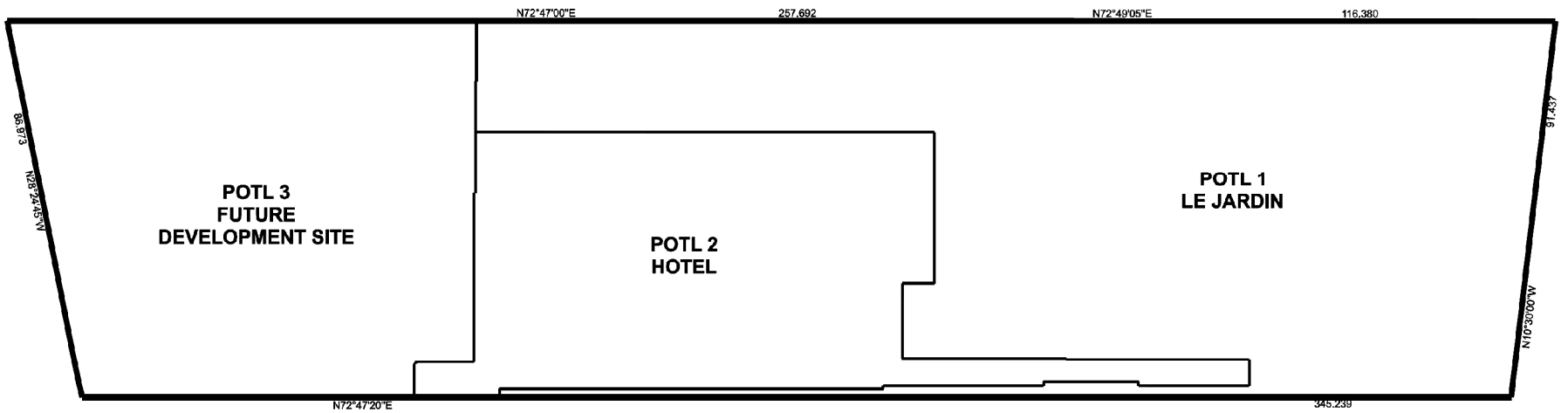
Attachment

FILES: OP.18.011,
Z.18.018 and 19T-20V009

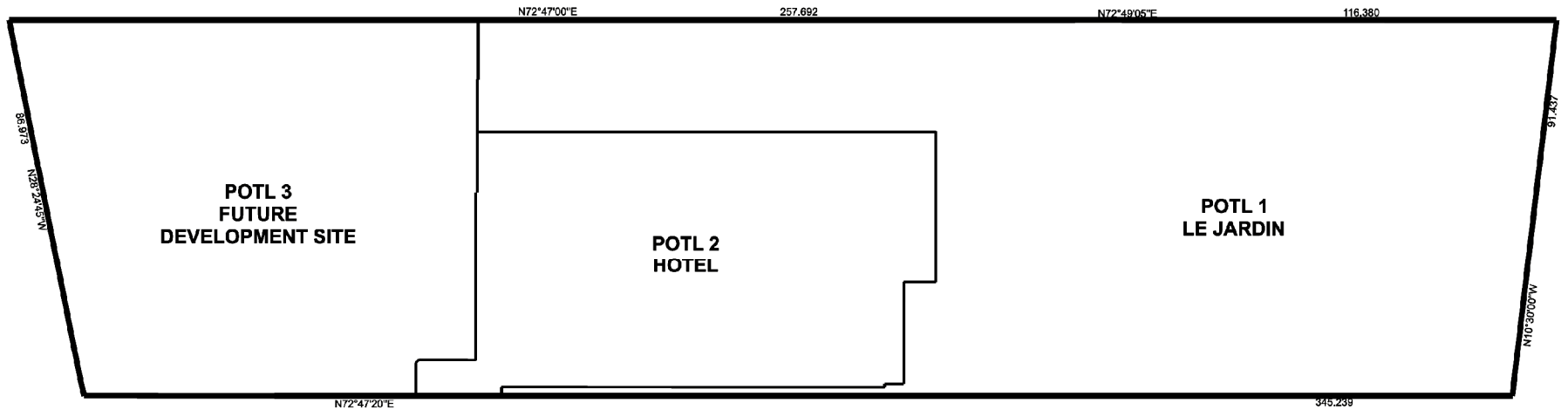
RELATED FILES:
DA.18.088, 19CDM-20V010

DATE: May 4, 2021

7



PLAN VIEW ILLUSTRATING SUB-LEVEL 1, POTLs 1, 2 AND 3



PLAN VIEW ILLUSTRATING SUB-LEVEL 2, POTLs 1, 2 AND 3

NOT TO SCALE

Draft Plan of Condominium (Common Element) File 19CDM-20V010 Sub-Levels 1 & 2

LOCATION:

Part of Lot 10, Concession 9

APPLICANT: 27 Developments Inc.



Attachment

FILES: OP.18.011,
Z.18.018 and 19T-20V009

RELATED FILES:
DA.18.088, 19CDM-20V010

DATE: May 4, 2021

8

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 4, 2021

WARD(S): 3

TITLE: OZNER CORPORATION (SOUTH)
OFFICIAL PLAN AMENDMENT FILE OP.11.011
ZONING BY-LAW AMENDMENT FILE Z.11.042
10131 WESTON ROAD
VICINITY OF WESTON ROAD AND RETREAT BOULEVARD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the Subject Lands to permit a 3 to 9-storey residential apartment building (192 dwelling units) and 10, 3-storey block townhouse units on a condominium road, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a 3 to 9-storey residential apartment building (192 dwelling units) and 10, 3-storey block townhouse units on a condominium road
- Amendments to the Vaughan Official Plan and Zoning By-law are required to permit the proposed development
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.11.011 and Z.11.042 (Ozner Corporation (South)) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10131 Weston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Original Development Proposal

The Owner (Ozner Corporation (South)) on December 19, 2011, submitted applications to redesignate and rezone the Subject Lands to permit two, 12-storey residential apartment buildings (379 dwelling units) connected by a 1-storey lobby, as shown on Attachment 6.

Committee of the Whole (Public Meeting)

The Committee of the Whole (Public Meeting) on February 28, 2012, considered the applications. At this meeting the following comments were received:

- there will be an increase in traffic
- the 2, 12-storey residential apartment buildings will negatively impact the character of the neighbourhood
- there will be a decrease in surrounding land value(s)
- there will be an increase in air and noise pollution
- there will be added pressure on existing infrastructure and services
- there is a lack of commercial space at street level
- the development is not appropriate for the surrounding area

Vaughan Official Plan 2010

Vaughan Council on September 7, 2010, adopted Vaughan's new Official Plan 2010 (VOP 2010). VOP 2010 designated the Subject Lands "Mid-Rise Mixed-Use" with a maximum building height of 6-storeys and a Floor Space Index (FSI) of 2 times the area of the lot. Subsequently, Vaughan Council on April 17, 2012, modified the Council adopted designation for the Subject Lands from "Mid-Rise Mixed-Use" to "Low-Rise Residential" which was forwarded to York Region for approval. York Region adopted VOP 2010 and the modification for the Subject Lands on June 28, 2012.

Existing Local Appeal Tribunal (LPAT) Appeals

The Owner on May 28, 2012, appealed VOP 2010 to the former Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT). In addition, the Owner on July 22, 2013, appealed the site-specific Official Plan and Zoning By-law Amendment and Site Development Applications to the LPAT, for non-decision by the City based on the timelines prescribed by the *Planning Act*.

A Case Management Conference (CMC) was held on October 13, 2020. The Tribunal on October 26, 2020, issued a written Order directing the following:

- the Owner shall file a full resubmission with the City within 60 days of the issuance date of the written notice; and
- the City and York Region will have 75 days from the receipt of the resubmission to circulate and prepare comments.

The Owner on December 23, 2020, filed a full application resubmission to the Development Planning Department. The City and York Region has submitted all comments received to-date to the Owner for review within the prescribed 75-day period.

The Owner, on April 1, 2021, removed the proposed pool from the northeast corner of the Subject Lands and replaced it with an outdoor amenity area as shown on Attachment 2.

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

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the proposed development (the ‘Development’) as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.11.011 to amend in-effect Official Plan Amendment 650 (Vellore Village District Centre Plan) to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum Floor Space Index (FSI) of 1.82 times the area of the lot and a maximum building height of 9-storeys.
2. Zoning By-law Amendment File Z.11.042 to rezone the Subject Lands from “RT1 Residential Townhouse Zone” and “C3 Local Commercial Zone” subject to site-specific Exception 9(1223) to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: April 9, 2021.

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

- b) Circulation Area: To all property owners within an extended polling area of 650 m as shown on Attachment 1, the Vellore Woods Ratepayers Association, Millwood Woodend Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of April 13, 2021:
- the Development does not fit within the character of the community
 - it will cause negative impact on local schools, traffic, and infrastructure

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and

addressed by the Development Planning Department in a future comprehensive report to the Committee of the Whole.

Previous Reports/Authority

A previous report related to the Applications can be found at the following link:
February 28, 2012, Committee of the Whole Public Hearing (Item 4, Report 10)

Analysis and Options

An amendment to in-effect Official Plan Amendment 650 (Vellore Village District Centre Plan) is required to permit the development

Official Plan Designation (OPA 650)

- “Low-Rise Residential” by Official Plan Amendment 650 (Vellore Village District Centre Plan) (OPA 650)
- This designation permits detached, semi-detached and townhouse dwellings and institutional uses
- The permitted density range is between 17 and 40 units per hectare (uph) and maximum building height is 2.5-storeys
- An amendment to OPA 650 is required to permit the Development

Vaughan Official Plan 2010, Volume 1 has been appealed to the Local Planning Appeal Tribunal, as it pertains to the Subject Lands

Official Plan Designation (VOP 2010)

- “Community Areas” on Schedule 1 - Urban Structure by VOP 2010
- “Low-Rise Residential” on Schedule 13 - Land Use by VOP 2010
- The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units
- The designation does not permit the Development

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

Zoning:

- “RT1 Residential Townhouse Zone” and “C3 Local Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1223)
- These Zones do not permit the proposed Development
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	Permit a maximum of 10 Block Townhouse Dwellings as an additional use

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
b.	Minimum Lot Area Per Unit	67 m ²	43.2 m ²
c.	Minimum Exterior Side Yard	7.5 m	2.35 m (Townhouse Block adjacent to Weston Road)
d.	Minimum Setback to Underground Parking Garage (All Lot Lines)	1.8 m	0.5 m
e.	Minimum Parking Requirements	<p><u>Apartment Dwelling Residential</u> 1.5 spaces/unit x 192 units = 288 spaces</p> <p>Visitor 0.25 spaces/unit x 192 units = 48 spaces</p> <p><u>Block Townhouse Residential</u> 1.5 spaces/unit x 10 units = 15 spaces</p> <p>Visitor 0.25 spaces/unit x 10 units = 3 spaces</p> <p>Total Parking Required = 354 spaces</p>	<p><u>Apartment Dwelling Residential</u> 1 spaces/unit x 192 units = 192 spaces</p> <p>Visitor 0.2 spaces/unit x 192 units = 39 spaces</p> <p><u>Block Townhouse Residential</u> 2 spaces/unit x 10 units = 20 spaces</p> <p>Visitor shall not apply</p> <p>Total Parking Proposed = 251 spaces</p>
f.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.7 m
g.	Minimum Amenity Area	<p>3 Bachelor Units x 15 m²/unit = 45 m²</p> <p>116 One Bedroom Units x 20 m²/unit = 2,320 m²</p> <p>65 Two Bedroom Units x 55 m²/unit = 3,575 m²</p> <p>18 Three Bedroom Units x 90 m²/unit = 1,620 m²</p>	Provide a total amenity area of 1,084 m ²

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		Total required amenity area = 7,560 m ²	
h.	Minimum Bicycle Parking	No minimum requirement	<p>Short-term: 23 spaces total (at-grade)</p> <p>Long-term: 0.475 spaces/unit x 202 units = 96 spaces (underground)</p> <p>Provide a total of 119 spaces</p>

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Applications will be reviewed for conformity and consistency with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP'), OPA 650 and VOP 2010
b.	Appropriateness of Amendments to OPA 650, VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the amendments to OPA 650 and VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications which are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
d.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and external public agencies and utilities and the Public, Separate, and French School Boards
f.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s 2010 sustainability policies and Sustainability Metrics Program. The Development would achieve a Bronze score of 41
g.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
h.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City’s bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i> as it read September 17, 2020), policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits ▪ As of the date of this report, the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the COVID-19 Economic Recovery Act, 2020, received royal assent on July 21, 2021, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020, with a new regime known as a Community Benefit Charge (‘CBC’), which charge shall not exceed an amount equal to the prescribed percentage of the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>value of the land (4%). As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</p> <ul style="list-style-type: none"> Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City's passage of a CBC By-law or September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City's passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument. Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
i.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.11.113 to be reviewed with the Applications in a future comprehensive report
j.	Required Applications Related	<ul style="list-style-type: none"> The Owner is required to submit a Draft Plan of Condominium Application to facilitate the condominium tenure of the Development as a condominium.

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

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

For more information, please contact Mary Caputo, Senior Planner, Development Planning Department, ext. 8635.

Attachments

1. Context and Location Map
2. Proposed Zoning & Site Plan
3. Landscape Plan
4. Building Elevations - West and North
5. Building Elevations - East and South
6. Original Submission - December 19, 2011

Prepared by

Mary Caputo, Senior Planner, ext. 8635

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

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

Approved by

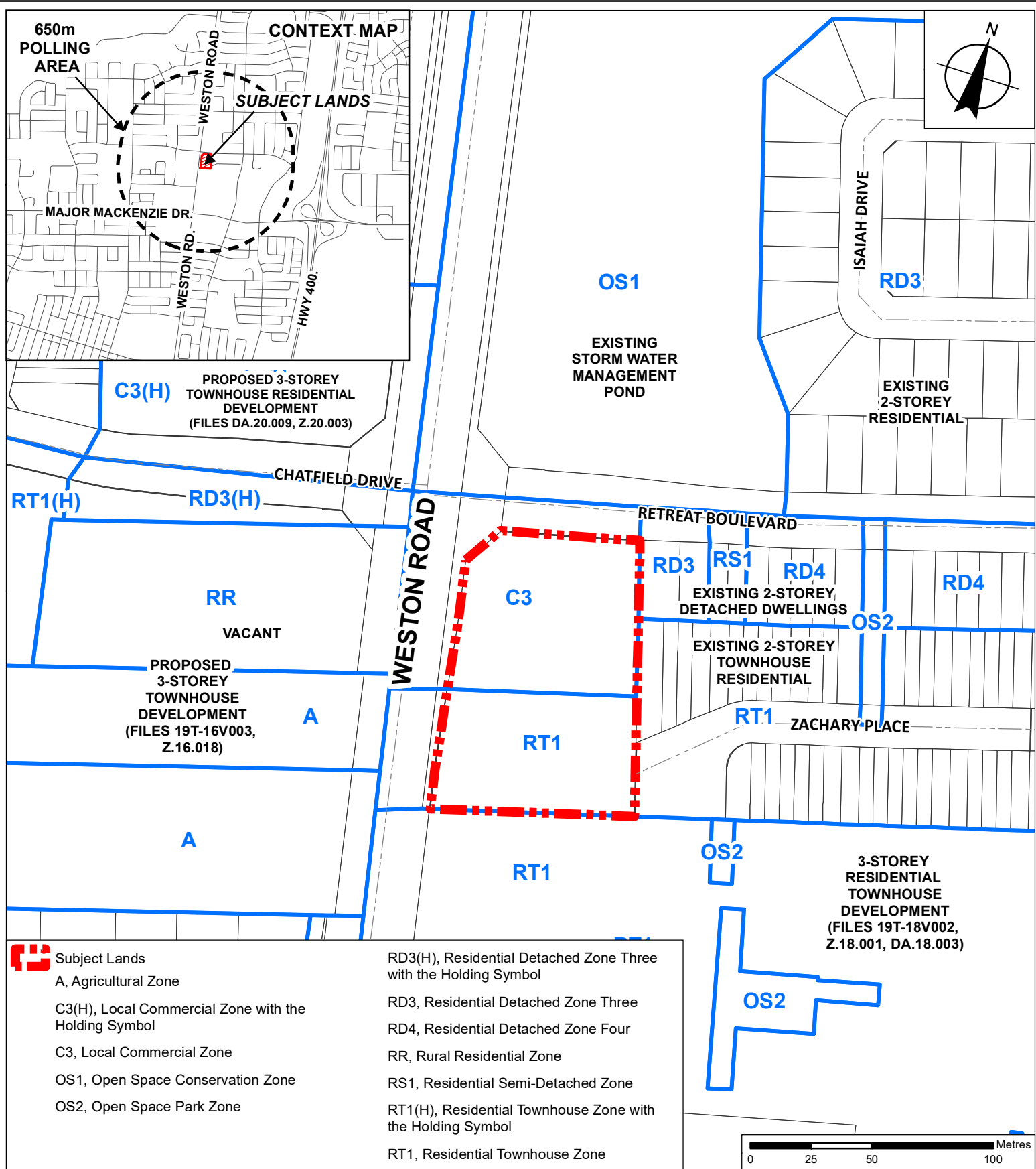


Mauro Peverini, Chief Planning Official

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION: Part of Lot 22,
Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)

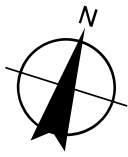


Attachment

FILES:
OP.11.011 and Z.11.042

RELATED FILE:
DA.11.113

DATE:
May 4, 2021



WESTON ROAD

RETREAT BOULEVARD

20 SHORT-TERM
BICYCLE
PARKING

PROPOSED
9-STORY
RESIDENTIAL
APARTMENT
BUILDING

TERRACE AT
FLOOR 7

TERRACE AT
FLOOR 3

MAIN
ENTRANCE

AMENITY
AREA

LAY-BY
PARKING

FLEXIBLE
LAWN

RA3

BBQ, PERGOLA, KIDS
PLAY AREA & PATIO

TERRACE AT
FLOOR 7
ROOF AT FLOOR 3

TERRACE AT FLOOR 3

ROOF AT
FLOOR 3

TOT LOT

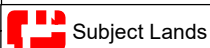
ENTRANCE TO
UNDERGROUND
PARKING

3 SHORT-TERM
BICYCLE
PARKING

PROPOSED
3-STORY BLOCK
TOWNHOUSES

PROPOSED
3-STORY BLOCK
TOWNHOUSES

INTERNAL ROAD



RA3 - Apartment Residential Zone

0 5 10 20 Metres

Proposed Zoning & Site Plan

LOCATION: Part of Lot 22,
Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)



73

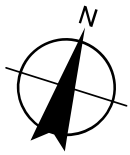
Attachment

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RELATED FILE:
DA.11.113

DATE:
May 4, 2021

2



RETREAT BOULEVARD

ENTRY PLAZA

20 SHORT-TERM
BICYCLE
PARKING

LAY-BY
PARKING

AMENITY
AREA

MAIN
ENTRANCE

FLEXIBLE
LAWN -
SOD

DECORATIVE
VEHICULAR
PAVER

BENCH

PROPOSED
9-STORY
RESIDENTIAL
APARTMENT
BUILDING

BBQ, PERGOLA, KIDS
PLAY AREA & PATIO

PLAYGROUND

ENTRANCE TO
UNDERGROUND
PARKING

3 SHORT-TERM
BICYCLE
PARKING

PROPOSED
3-STORY BLOCK
TOWNHOUSES

PROPOSED
3-STORY BLOCK
TOWNHOUSES

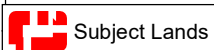
MECHANICAL
VENT

INTERNAL ROAD

SNOW
STORAGE
AREA

RIDGEWALL
RETAINING WALL

20 BLOCK TOWNHOUSE
PARKING SPACES



0 5 10 20 Metres

Landscape Plan

LOCATION: Part of Lot 22,
Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)



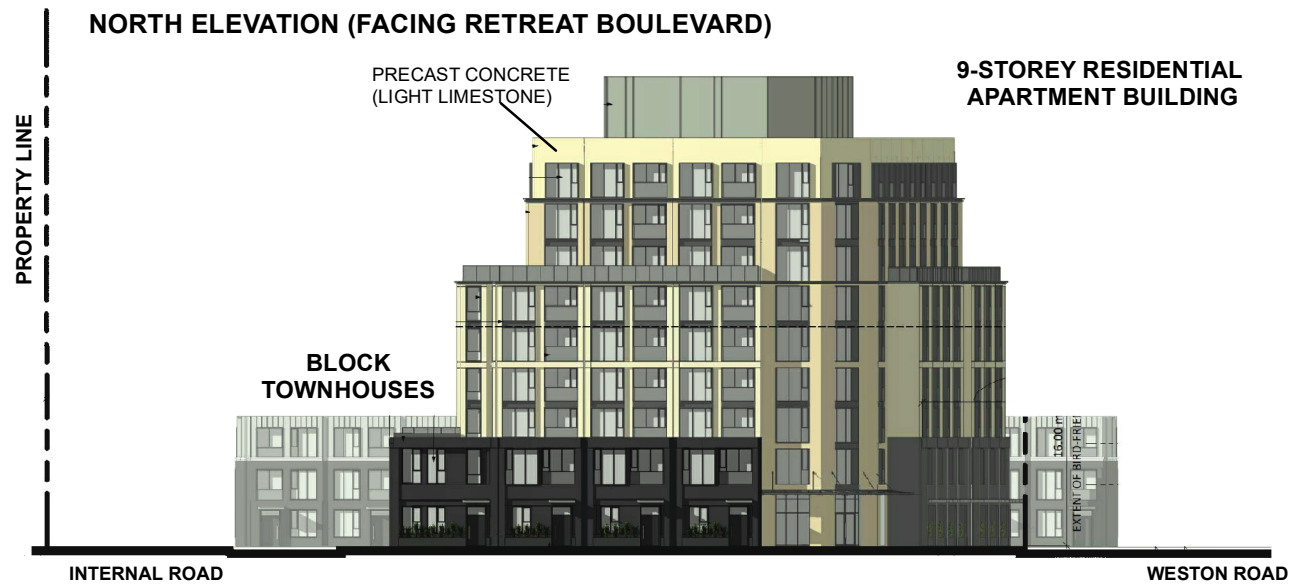
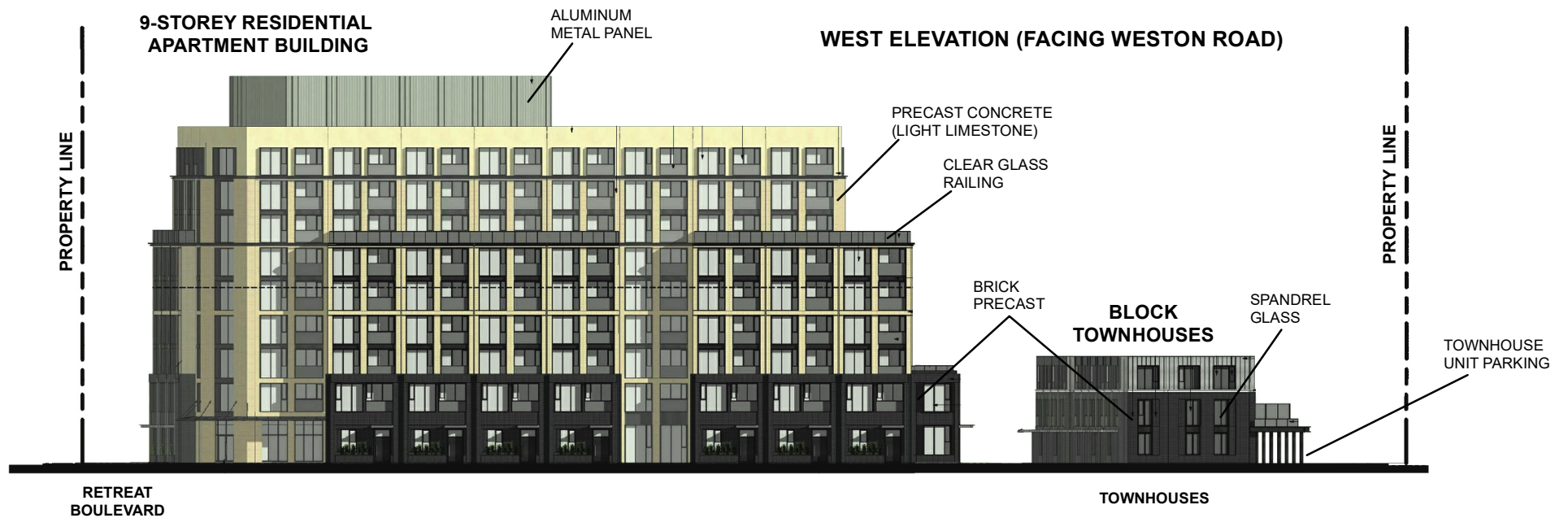
Attachment

FILES:
OP.11.011 and Z.11.042

RELATED FILE:
DA.11.113

DATE:
May 4, 2021

3



Not to Scale

Building Elevations - West and North

LOCATION:
Part of Lot 22, Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)



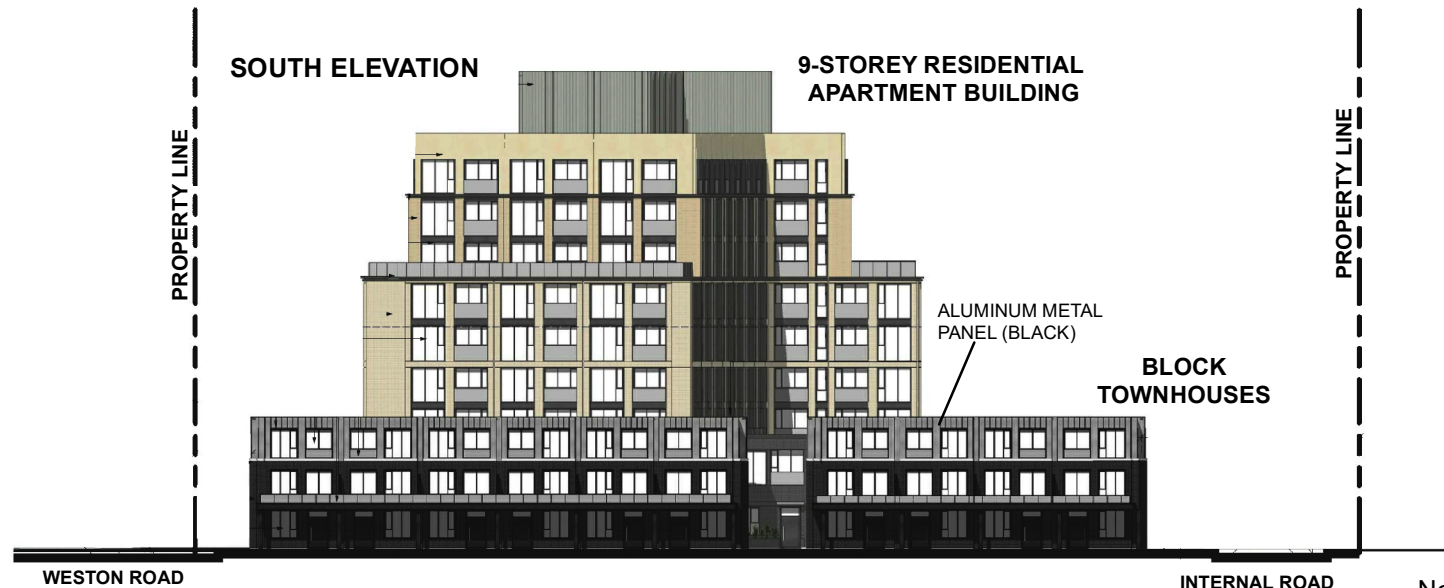
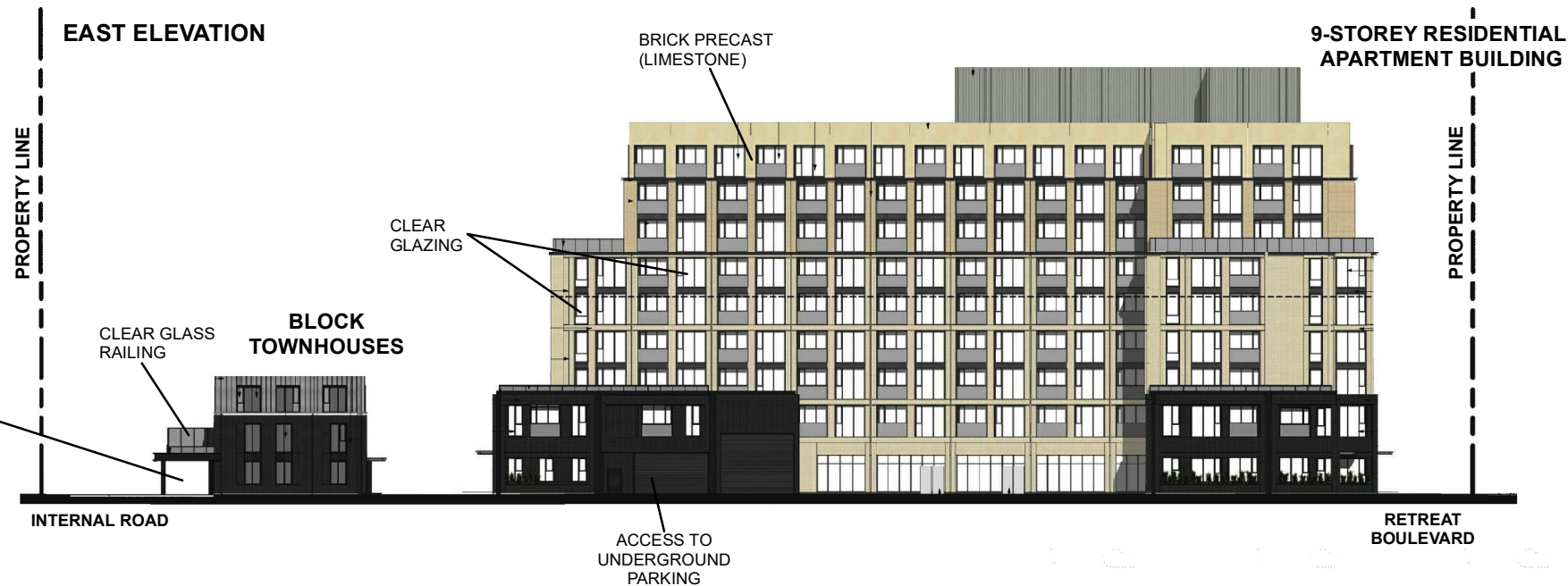
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FILES:
OP.11.011 and Z.11.042

RELATED FILE:
DA.11.113

DATE:
May 4, 2021

4



Not to Scale

Building Elevations - East and South

LOCATION:
Part of Lot 22, Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)



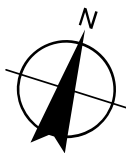
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FILES:
OP.11.011 and Z.11.042

RELATED FILE:
DA.11.113

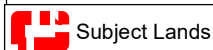
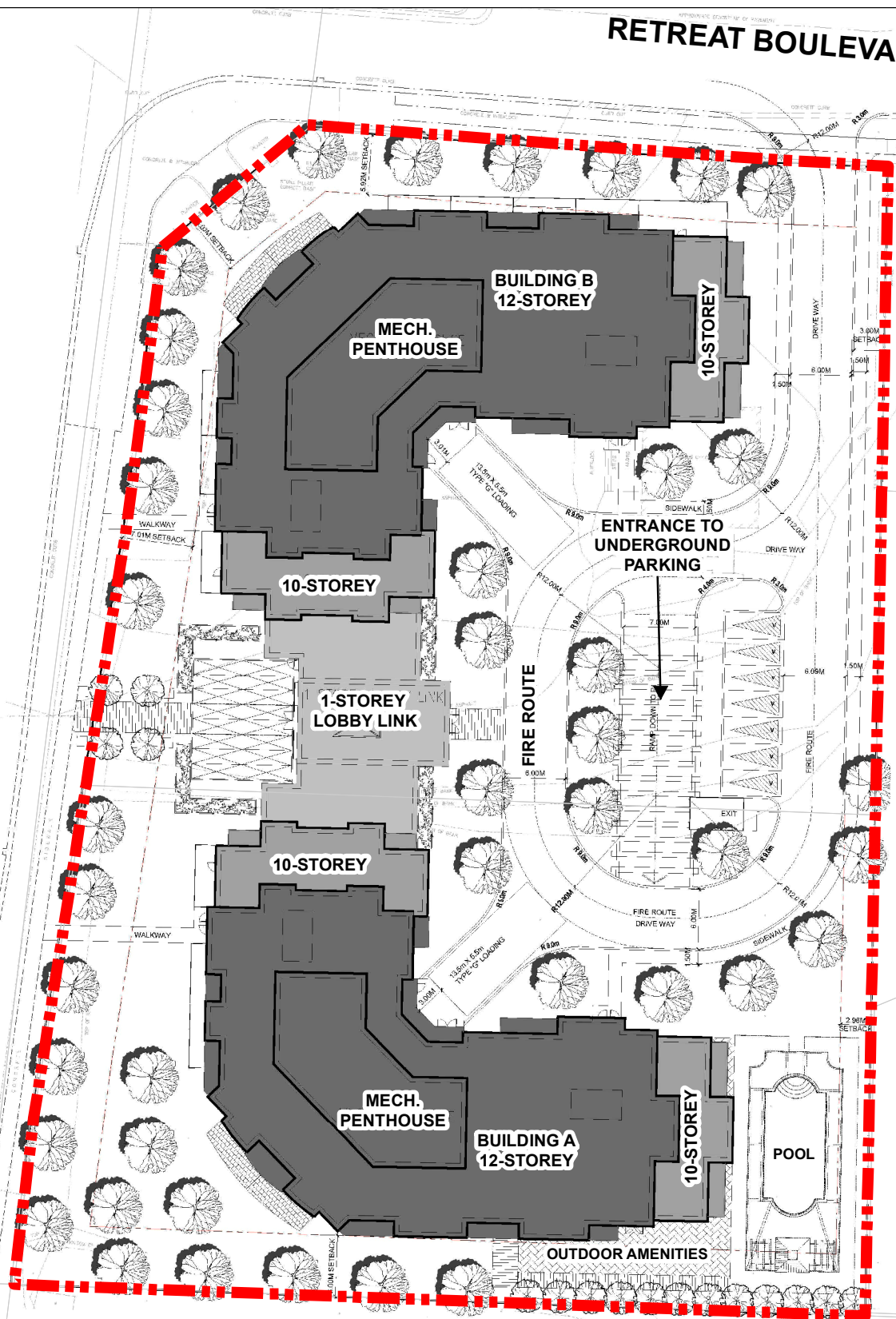
DATE:
May 4, 2021

5



RETREAT BOULEVARD

WESTON ROAD



0 5 10 20 Metres

**Original Submission -
December 19, 2011**

LOCATION: Part of Lot 22,
Concession 5; 10131 Weston Road

APPLICANT:
Ozner Corporation (South)



Attachment

FILES:
OP.11.011 and Z.11.042

RELATED FILE:
DA.11.113

DATE:
May 4, 2021

6