

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

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

Tuesday, June 1, 2021

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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- 2. COMMUNICATIONS**
- 3. CONSIDERATION OF PUBLIC MEETING ITEMS**

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Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.

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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, June 1, 2021

WARD(S): 4

TITLE: 1930328 ONTARIO INC. (LIBERTY CEMENT)
OFFICIAL PLAN AMENDMENT OP.21.007
ZONING BY-LAW AMENDMENT Z.21.010
DRAFT PLAN OF SUBDIVISION 19T-18V005
2871 HIGHWAY 7
VICINITY of HIGHWAY 7 AND MAPLECRETE ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.21.007 and Zoning By-law Amendment File Z.21.010 and proposed amendment to the draft-approved Plan of Subdivision File 19T-18V005. The Owner is seeking to amend the previously Council-approved mixed-use development to increase the maximum permitted floor space index (FSI) from 5.66 to 7.5 and maximum building heights from 40, 34 and 7-storeys to 49, 45 and 22-storeys and to change the tenure of the required east-west public local road to a private road and reduce its width from 22 m to 20 m. The revised proposal contains 1,318 residential units, 794.17 m² of ground floor commercial uses, 3-4 levels of underground parking, and an outdoor amenity area, as shown on Attachments 2 to 9.

Report Highlights

- Council in 2019, approved Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Development Files OP.18.005, Z.18.009, 19T-18V005 and DA.18.037 which were submitted by the same Owner of the Subject Lands to permit a mixed-use development consisting of 935 residential units and ground floor commercial uses within 40, 34 and 7-storey buildings at a maximum permitted FSI of 5.66, with a 22 m east-west public road
- The Owner has revised the proposal to seek permissions for a mixed-use development consisting of 1,318 residential units and ground floor commercial uses within 49, 45 and 22-storey residential buildings at a maximum FSI of 7.5, with a 20 m east-west private road
- The revised proposal represents a proposed overall density increase of 32.5% from the 2019 Council approved plan
- The Subject Lands are serviced by 3-4 levels of underground parking accessed from the east-west private street and a future private north-south street which will be delivered by the abutting draft-approved development to the east (Files 19T-19V004 and DA.19.075)
- Amendments to the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') and Zoning By-law 1-88 are required to permit the revised proposal for increased building height and density and to permit a maximum tower floor plate size of 853 m²
- An amendment to the draft-approved plan of subdivision has been proposed to convert the tenure of the east-west street from public and private and to reduce its width from 22 m to 20 m
- 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.21.007 and Z.21.010 and Draft Plan of Subdivision File 19T-18V005 (1930328 Ontario 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: 2871 Highway 7, southeast corner of Highway 7 and Maplecrete Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

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

Date applications were deemed complete: April 8, 2021

Application History

Council Approval for Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications were granted to permit a previous version of mixed-use development on the Subject Lands

In March 2018, the Owner submitted Official Plan and Zoning By-law Amendment Files OP.18.005 and Z.18.009, Draft Plan of Subdivision File 19T-18V005 and Site Development File DA.18.037 to permit a mixed-use development consisting of 962 residential units within 7, 33 and 39-storey buildings and including ground floor commercial uses.

On March 19, 2019, Vaughan Council approved the site-specific implementing Official Plan and Zoning By-law Files OP.18.005 and Z.18.009 to permit a total of 935 residential units within 7, 34 and 40-storey buildings, 762 m² of commercial uses with a 22 m local east-west public road and a maximum FSI of 5.66. The related Draft Plan of Subdivision and Site Development Files 19T-18V005 and DA.18.037 were also draft-approved by Council subject to conditions which have not been satisfied to date.

The following link provides information related to the technical report that was ratified by Council associated with these Applications:

[Item 2, Report No. 11 of the Committee of the Whole, which was adopted without amendments by Vaughan Council on March 19, 2019](#)

Official Plan and Zoning By-law Amendment Applications and an amendment to the draft-approved plan of subdivision have been submitted to permit changes to the mixed-use development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the revised development (the 'Development') as shown on Attachments 2 to 9:

1. Official Plan Amendment File OP.21.007 to amend the Vaughan Official Plan 2010 (VOP 2010) and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') as follows:
 - a) Policy 9.3.8 (Area F) to increase the maximum building heights from 40-storeys (Building A) and 34-storeys (Building B) to 49 and 45-storeys respectively and to increase the maximum permitted FSI of 5.66 to 7.5;
 - b) Schedule C – Street Network of the VMCSP to delete the east-west public road and change the tenure of the road from a public to a private road with a public access easement;
 - c) Policy 8.7.18 to increase the tower floor plate size from 750 m² to:
 - i. Building A – 853 m² from levels 8-47 and 804 m² on level 48;
 - ii. Building B – 853 m² from levels 8-43 and 804 m² on level 44; and
 - iii. Building C – 800 m² from levels 8-22

2. Zoning By-law Amendment File Z.21.010 to rezone the Subject Lands from “C9(H) Corporate Centre Zone” with the Holding Symbol “(H)”, to “C9 Corporate Centre Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.
3. Amendment to the draft-approved Plan of Subdivision File 19T-18V005, as shown on Attachment 2A, to change the tenure of the east-west road (Street B) from public to private with a public access easement and reduce the width of Street B from 22 m to 20 m. The draft plan is proposed to be revised as follows:

Blocks	Proposed Uses	Area (ha)
Block 1	Mixed-Use Development Block	0.8357
Block 6	Residential Development Block	0.3452
Blocks 2, 4, 5, 7, 9	0.3 m Reserves	0.0088
Blocks 3, 8, 10	Road Widening	0.0379
Street ‘B’	20m Private Street with Public Access Easement	0.2228
Total		1.4505 ha

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

- a) Date the Notice of Public Meeting was circulated: May 7, 2021.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and 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 May 18, 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 Development Planning Department in a future technical report to the Committee of the Whole.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the VMCSPP are required to permit the Development

Official Plan Designation (VMCSPP):

- “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
- The Subject Lands are identified as Area F on Schedule K – Site Specific Policy Areas and are subject to Policy 9.3.8 which permits a maximum building height of 40-storeys (Building A) and 34-storeys (Building B) and a maximum density of 5.66 FSI
- Schedule C – Street Network identifies a new east-west local street on the Subject lands
- Schedule H – Areas for Retail, Service Commercial or Public Uses identifies that retail, service commercial or public use frontage uses are recommended at the intersection of Maplecrete Road and Highway 7 and along the entire westerly portion of the Subject Lands fronting on Maplecrete Road
- A maximum tower floor plate size of approximately 750 m² is permitted by Policy 8.7.18 of the VMCS
- An amendment to Volume 2, VOP 2010, the VMCS is required to permit maximum building heights of 49, 45-storeys and 22-storeys, at an FSI of 7.5 times the area of the lot, to change the tenure of the east-west road from public to private with a public access easement and to permit maximum tower floor plate sizes ranging between 800 m² to 853 m²

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

Zoning:

- The Subject Lands are zoned “C9(H) Corporate Centre Zone” with the Holding Symbol “(H)”, subject to Exception 1473 by Zoning By-law 1-88
- This Zone permits residential and commercial uses
- The removal of the Holding “(H)” Symbol is contingent upon the issuance of a Record(s) of Site Condition (RSC(s)) by the Ministry of Environment, Conservation and Parks (MECP) and the said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands, to the satisfaction of the City of Vaughan
- The Owner proposes to amend Zoning By-law 1-88 to remove the Holding “(H)” Symbol and amend site-specific performance standards on Exception 1473 to facilitate the Development as identified on Table 1 and as shown on Attachment 2

Table 1

	Zoning By-law 1-88 Standard	By-law 1-88 and C9 Corporate Centre Zone, Exception 9(1473) Requirements	Proposed Amendments to C9 Corporate Centre Zone Exception 9(1473)
a.	Definition of a “Parking Space”	2.6 m x 5.7 m	2.6 m x 5.6 m

	Zoning By-law 1-88 Standard	By-law 1-88 and C9 Corporate Centre Zone, Exception 9(1473) Requirements	Proposed Amendments to C9 Corporate Centre Zone Exception 9(1473)
b.	Minimum Lot Frontage for Block 6 (Maplecrete Road)	27 m	19.5 m
c.	Minimum Exterior Side Yard Setback	Block 1 – 2.5 m (Maplecrete Road) Block 1 – 3m (future N-S road to the east)	Building B – 2.2 m (Maplecrete Road) Building A – 2.8 m (future N-S road to the east)
d.	Minimum Building Setback (Underground garage)	1.8 m (future N-S road to the east)	0.51 m (future N-S road to the east)
e.	Minimum Parking Requirements	<u>Residential</u> Bachelor/One-Bedroom: 0.7 spaces/unit x 506 units = 355 spaces Two-Bedroom: 0.9 spaces/unit x 758 units = 683 spaces Three-Bedroom: 1 space/unit x 54 units = 54 spaces <u>Visitor</u> 0.15 spaces/unit x 1,318 units = 198 spaces <u>Non-Residential</u> 2 spaces/100 m ² x 794.17 m ² = 16 spaces Total Parking Required: 1290 + 16 = 1,306 spaces	<u>Residential</u> 0.6 spaces/unit x 1,318 units = 791 spaces <u>Visitor</u> 0.1 spaces/unit x 1,318 units = 132 spaces <u>Non-Residential</u> 2 spaces/100 m ² x 794.17 m ² = 16 spaces Total Parking Proposed = 939 spaces
f.	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 5.6 (1.5 access aisle) Type B: 2.4 x 5.6 m (1.5 m access aisle)

	Zoning By-law 1-88 Standard	By-law 1-88 and C9 Corporate Centre Zone, Exception 9(1473) Requirements	Proposed Amendments to C9 Corporate Centre Zone Exception 9(1473)
g.	Landscape Strip	2.2m (Maplecrete Road)	2.4m (Maplecrete Road)
h.	Maximum Building Height	Building A: 40-storeys Buildings B: 34-storeys	Building A: 153.5 m Building B: 141 m Building C: 70.5 m
i.	Maximum Residential Density	5.66 FSI	7.5 FSI

Notwithstanding the permitted uses under the C9 Zone and site-specific Exception 9(1473), through the review of the Applications, staff will determine what uses are appropriate and can be supported in a downtown context and ensure that parking can be accommodated for these uses.

The Owner has also submitted an amendment to the draft-approved Site Development File DA.18.037 in support of the Development, as shown on Attachment 2. Other 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 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 consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, 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 VMCSF and Zoning By-law 1-88 Exceptions	<ul style="list-style-type: none"> The appropriateness of the amendments to VMCSF 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 built form, 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; and coordination with

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>adjacent properties regarding the tenure, width and alignment of the proposed east-west street (Street B); servicing requirements; built form considerations including: scale and massing, transition, buildings setbacks, tower stepbacks building façades, quality of building materials, attractive streetscapes, private amenity areas, podium height, parking, loading and servicing and access locations</p> <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning the Subject Lands to the amend the previously approved site-specific Exception 9(1473), 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 ▪ The Applications will be reviewed to ensure all conditions have been satisfied to permit the removal of the Holding Symbol “(H)”
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Review the appropriateness of the amendment to the previously draft-approved plan of subdivision regarding the change to the tenure of Street B from a public to a private road, the reduced width from 22 m to 20 m and coordination of the road alignment with abutting developments which have been approved by Council for a 22 m public right-of-way ▪ Should the Applications be approved, the corresponding Draft Plan of Subdivision conditions will need to be amended to reflect all approved revisions
d.	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. Additional studies and/or reports may be required as part of the application review process
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 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

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Access	<ul style="list-style-type: none"> The Owner is proposing a vehicular access to the north development block from the north-south private road that is being delivered by the Council approved development to the east. The previous development on the Subject Lands was approved with the same access location along the north-south road but at the time of the approval, the north-south road was not approved to be a private right-of-way (ROW). The Owner will now be required to seek permission from the property to the east and enter into necessary agreement(s) for an access easement in perpetuity
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The previously approved development was reviewed by the DRP on November 30, 2017 and September 17, 2018. Given that the site organization, architectural expression and matters affecting the public realm remain largely unchanged, as the proposed revisions are mostly reflected in the height, density and tenure of Street B, Staff are of the opinion that the Development would not need to be reviewed and commented by the DRP at this time The executed Pre-Application Consultation (PAC) agreement indicates that at least 1 DRP meeting may be required. Should there be substantial revisions that affect the public realm, the Applications must be reviewed by the DRP, prior to the Applications being considered by the Committee of the Whole
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, Canadian National Railway (CNR) and other external public agencies and utilities and the Public, Separate, and French School Boards
i.	Sustainable Development	<ul style="list-style-type: none"> All developments within the VMC are expected to meet or exceed the Silver Threshold Score The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The proposed Site Development achieves a Silver score of 71
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. Parkland dedication in accordance with the City's most current policies in

	MATTERS TO BE REVIEWED	COMMENT(S)
		conveyance of parkland and/or cash-in-lieu will be required, should the subject Applications be approved
k.	Parks and Publicly Accessible Open Space (POPS)	<ul style="list-style-type: none"> In order to define and forecast the potential impacts of current residential growth trends in the VMC, since June of 2020, all development applications are required to submit a Parks and Open Space Brief ('P&OS Brief') as part of a complete application to ensure that the VMC is equipped with basic community service needs. The Development will be reviewed in consideration of the submitted P&OS Brief which will determine whether provision of additional parks or facilities are required to serve existing residents, as well as future users as a result of this Development
l.	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>) 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. An existing Section 37 Agreement has been registered on title requiring a cash contribution of \$1.3 million in exchange for the 2019 approval for the increase in building heights and density related to Official Plan and Zoning By-law Amendment Files OP.18.005 and Z.18.009. A new Section 37 agreement will be required for any additional approved increases based on current land values, above and beyond the \$1.3 million 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 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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)</p> <ul style="list-style-type: none"> ▪ 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 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
m.	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
n.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted revisions to the related Site Development File DA.18.037 to be reviewed with the Applications in a future technical report
o.	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'), should the Development be approved

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.21.007. 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 have been determined by York Region through the previous approvals. Any revisions to road requirements will be advised by York Region through the review of the Applications.

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 Jessica Kwan, Senior Planner, VMC Program, ext. 8814.

Attachments

1. Context and Location Map
2. Site Plan
- 2a. Revised Draft Plan of Subdivision
3. Landscape Plan
4. North Elevation - Building A
5. East Elevation - Buildings A and C
6. South Elevation - Building B
7. West Elevation - Buildings B and C
8. North and South Elevations - Building C
9. Perspectives - Views from Northeast and Southeast

Prepared by

Jessica Kwan, Senior Planner, Ext 8814

Amy Roots, Acting Director, VMC Program, Ext 8035

Approved by

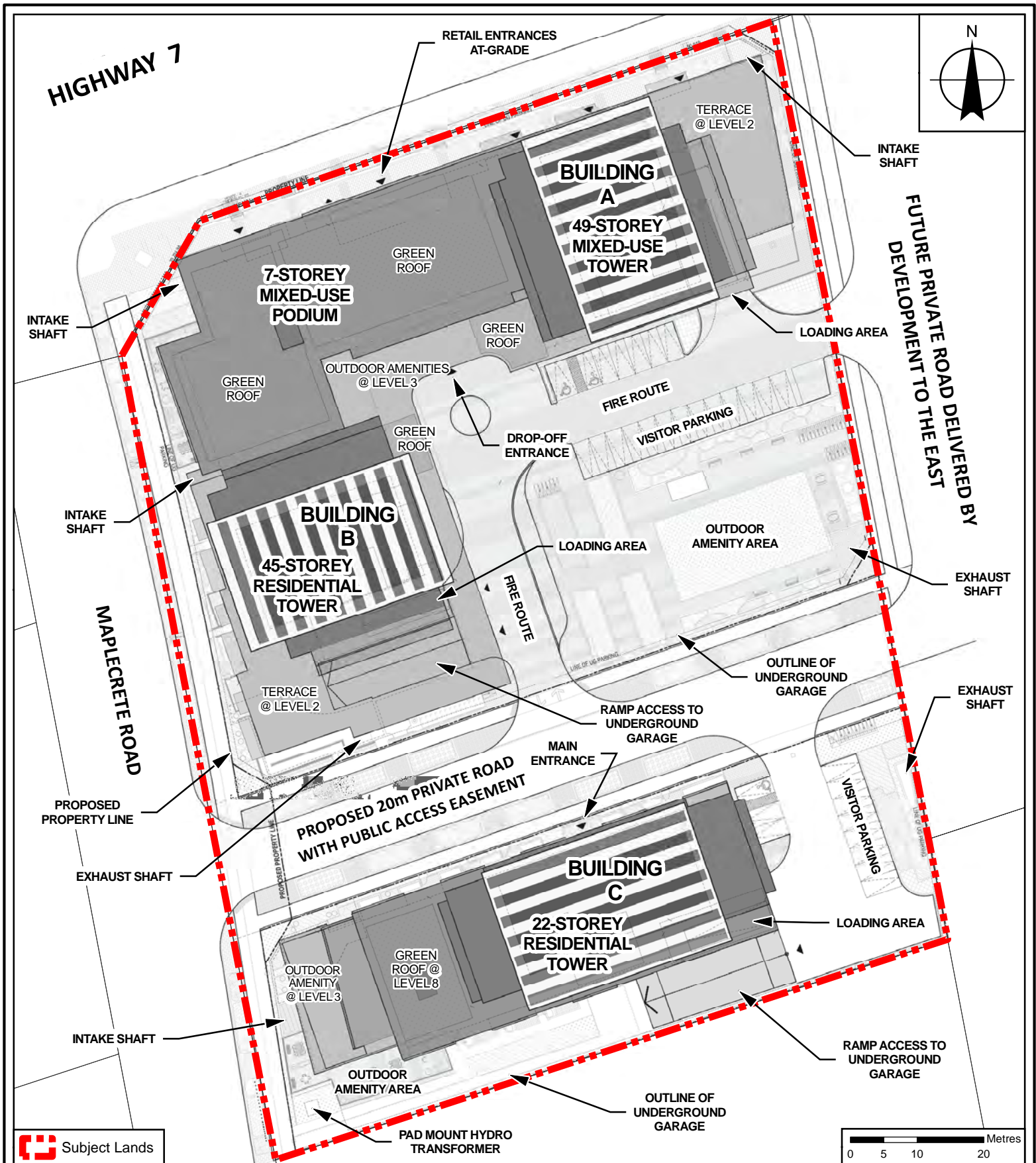


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Site Plan

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:
1930328 Ontario Inc.

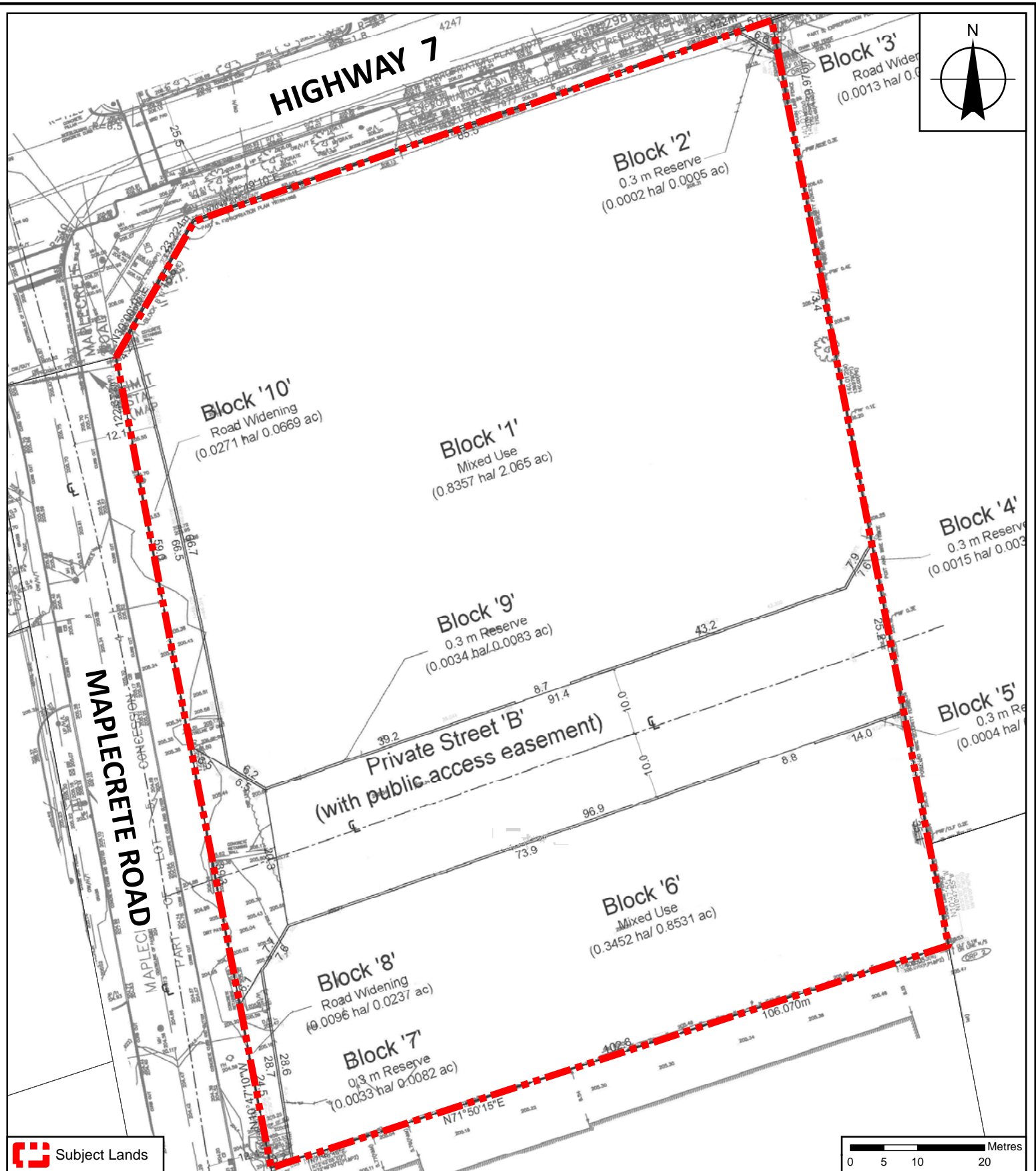


Attachment

FILES: OP.21.007, Z.21.010
and 19T-18V005
RELATED FILE: DA.18.037

DATE:
June 1, 2021

2



Revised Draft Plan of Subdivision

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

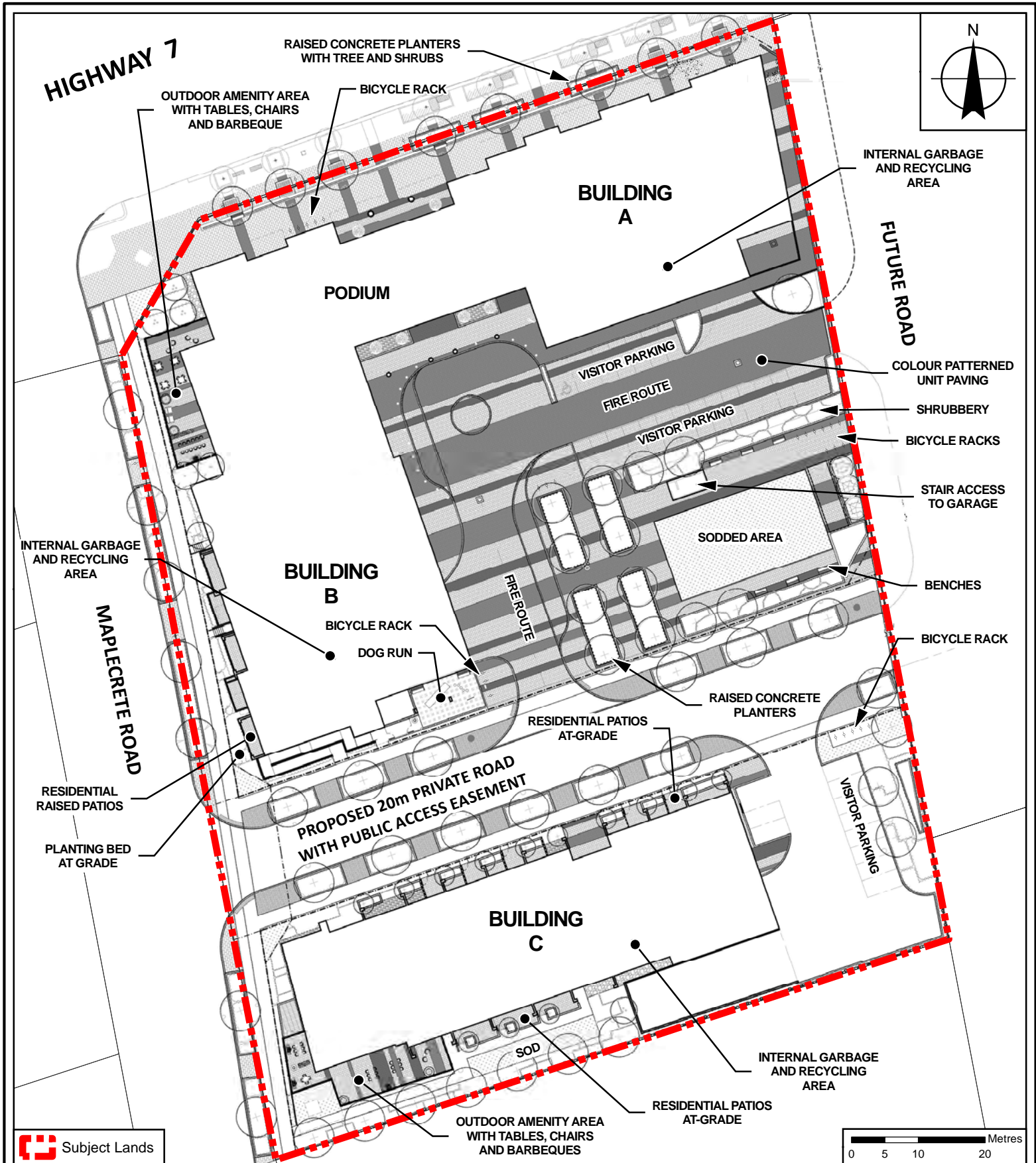
APPLICANT:
1930328 Ontario Inc.



FILES: OP.21.007, Z.21.010
and 19T-18V005
RELATED FILE: DA.18.037
DATE:
June 1, 2021

Attachment

2a



Landscape Plan

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:
1930328 Ontario Inc.



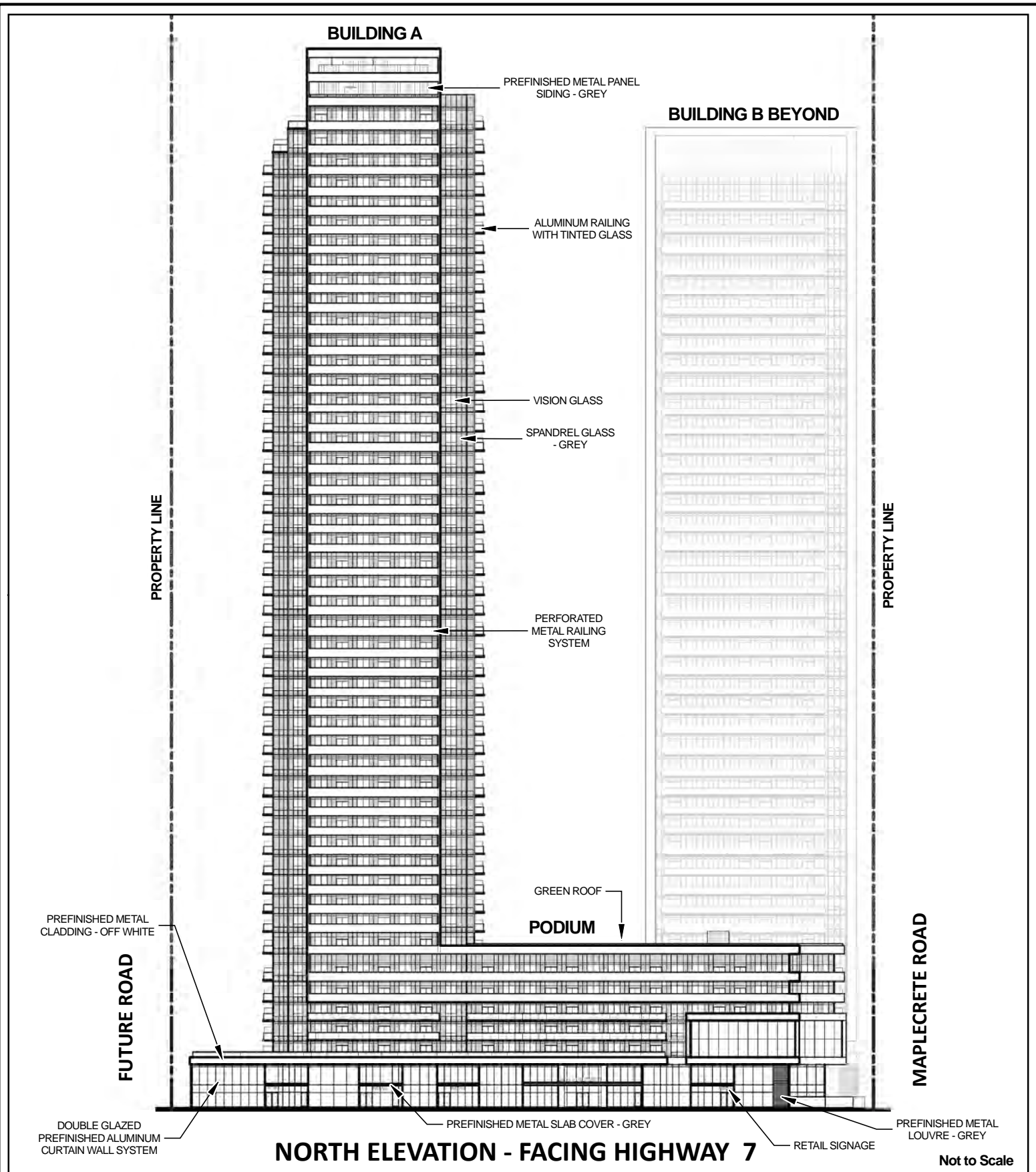
Attachment

FILES: OP.21.007, Z.21.010
and 19T-18V005

RELATED FILE: DA.18.037

DATE:
June 1, 2021

3



North Elevation-Building A

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

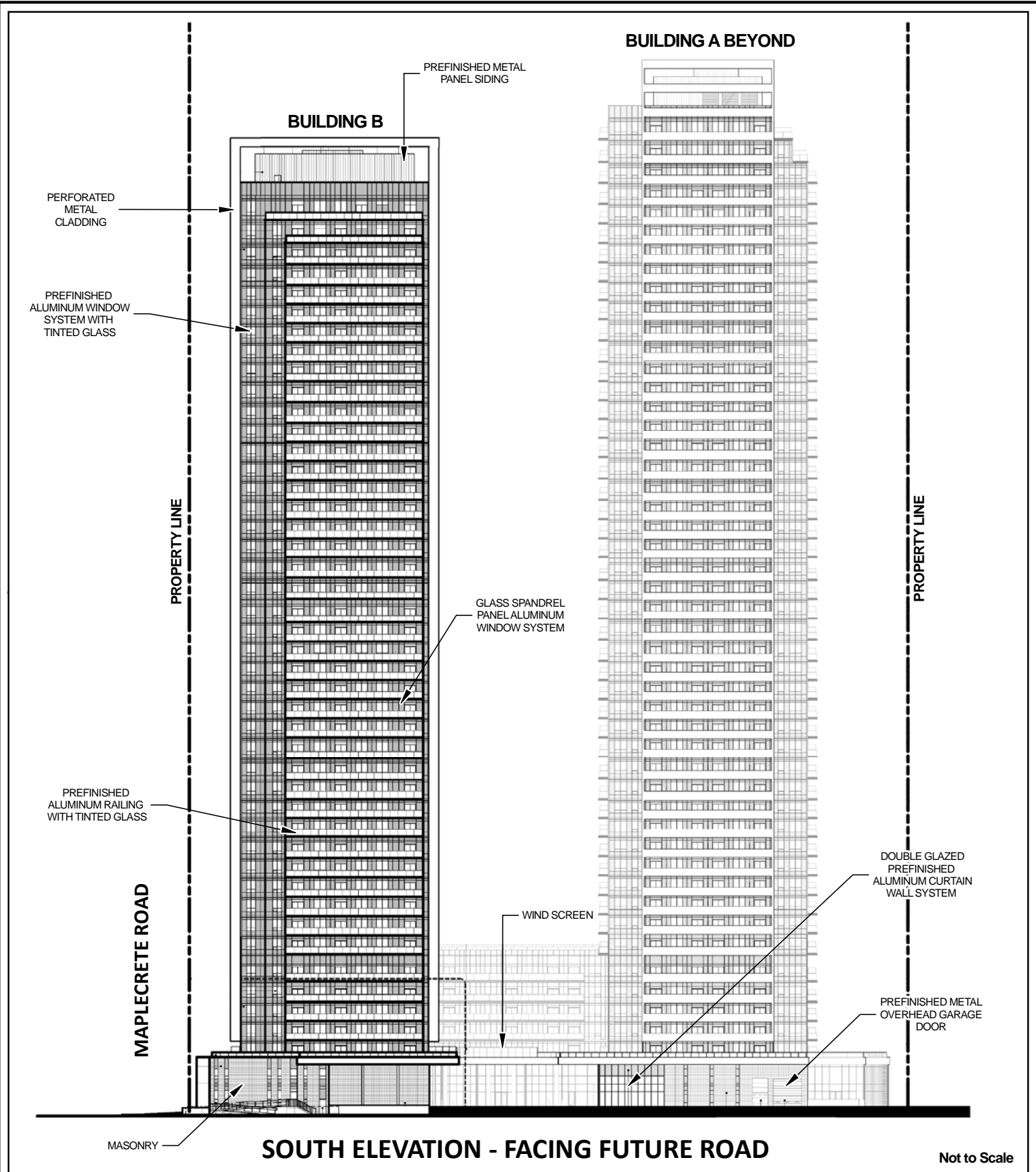
APPLICANT:
1930328 Ontario Inc.



Attachment

FILES: OP.21.007, Z.21.010
and 19T-18V005
RELATED FILE: DA.18.037
DATE:
June 1, 2021

4



South Elevation-Building B

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:
1930328 Ontario Inc.



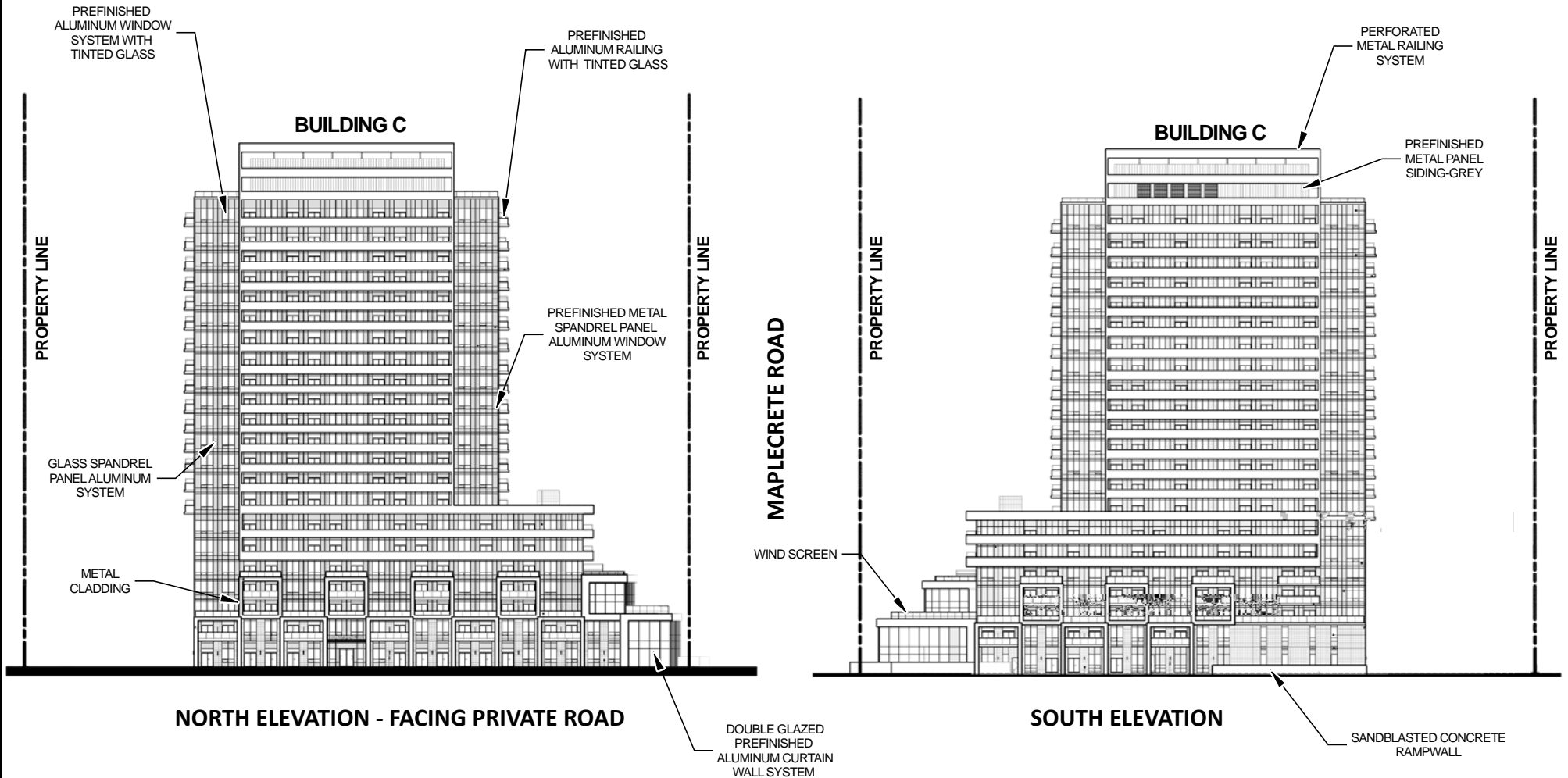
Attachment

FILES: OP.21.007, Z.21.010
and 19T-18V005

RELATED FILE: DA.18.037

DATE:
June 1, 2021

6



Not to Scale

North and South Elevations - Building C

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:
1930328 Ontario Inc.



FILES: OP.21.007, Z.21.010
and 19T-18V005
RELATED FILE: DA.18.037

DATE:
June 1, 2021

Attachment
8

BUILDING A

BUILDING B

BUILDING A

BUILDING B

BUILDING C

VIEW FROM NORTH EAST

VIEW FROM SOUTH EAST

Perspectives - Views from Northeast and Southeast

LOCATION:

Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:

1930328 Ontario Inc.



Attachment

FILES: OP.21.007, Z.21.010
and 19T-18V005

RELATED FILE: DA.18.037

DATE:
June 1, 2021

9

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD: 5

TITLE: 300 ATKINSON INC.

ZONING BY-LAW AMENDMENT FILE Z.19.028

300 ATKINSON AVENUE

VICINITY OF ATKINSON AVENUE AND CENTRE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole for an application to rezone the subject lands to permit one block of townhouses with 4 units and 8 underground parking spaces, as shown on Attachments 2 to 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit one block of townhouses with 4 units
- A Zoning By-law Amendment is required to permit the 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 Zoning By-law Amendment Z.19.028 (300 Atkinson 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: 300 Atkinson Avenue and located on the west side of Atkinson Avenue and north of Rosedale Heights Drive (the 'Subject Lands'). The Subject Lands and the existing surrounding land uses, as well as the proposed development are shown in Attachments 1 and 4.

Date of Pre-Application Consultation Meeting: January 23, 2019

Date Application was deemed complete: January 15, 2020

Original Development Proposal:

300 Atkinson Inc. (the 'Owner') on November 29, 2019, submitted Zoning By-law Amendment File Z.19.028 to permit the development of a two-storey Place of Worship with a total gross floor area of 999 m² and 5 on-site parking spaces. The Committee of the Whole (Public Meeting) on March 3, 2020, considered Zoning By-law Amendment File Z.12.028. The Owner has since revised the original proposal to delete the proposed Place of Worship on the subject lands and is now proposing a 4-unit townhouse block consistent with the adjacent development proposal, as shown on Attachment 4.

Official Plan and Zoning By-law Amendment and Site Development Files OP.19.001, Z.19.002 and DA.19.083:

The Subject Lands and the proposed Development are located adjacent to and would form part of a larger townhouse development, as shown on Attachment 4. Official Plan and Zoning By-law Amendment and Site Development Files OP.19.001, Z.19.002 and DA.19.083 were submitted to seek permission for 46 townhouse units and 68 back-to-back townhouse units on the remaining portion of 300 Atkinson Avenue.

A revised Zoning By-law Amendment Application has been submitted to permit the proposed development

The Owner, on March 31, 2021, revised the original application (the 'Application') to rezone the Subject Lands from "R3 Residential Zone" to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report, to permit one townhouse block containing 4 dwelling units on the Subject Lands (the 'Development'), as shown on Attachments 2 to 3.

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

a) Date the Notice of Public Meeting was circulated: May 7, 2021

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

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

- c) No comments have been received by the Development Planning Department as of May 11, 2021.

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 Application can be found at the following link:
[March 3, 2020, Committee of the Whole Public Meeting, \(Item 3, Report 10\)](#)

Reports related to the townhouse development, adjacent to the Subject Lands on the remaining portion of 300 Atkinson Avenue, can be found at the following links:
[June 4, 2019, Committee of the Whole Public Meeting, \(Item 3, Report 22\)](#)
[May 4, 2021, Committee of the Whole Public Meeting](#)

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010

Official Plan Designation

- “Community Area” on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential” on Schedule 13 - Land Use by VOP 2010
- The “Low-Rise Residential” designation permits detached, semi-detached and townhouse dwelling units

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

Zoning:

- The Subject Lands are zoned “R3 Residential Zone” by Zoning By-law 1-88
- This Zone does not permit the proposed townhouse units
- The Owner proposes to rezone the Subject Lands to “RM2 Multiple Residential Zone” together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Definition of a “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	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 landscaping areas on-site, balconies, roof terraces

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
			and other areas suitable for recreational uses
b.	Minimum Lot Area Per Unit	230 m ² /unit	186 m ² /unit
c.	Maximum Building Height	11 m	12.91 m
d.	Minimum Landscape Strip Requirement	6 m (Atkinson Avenue)	4.5 m (Atkinson Avenue)
e.	Minimum Visitor Parking Requirement	0.25 spaces/unit x 4 units = 1-space	No visitor parking space
f.	Minimum Amenity Area	4 - 3 Bedroom units @ 90 m ² /unit = 360 m ²	4 – 3 Bedroom units @ 72.5 m ² /unit = 290 m ²

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, and Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 ▪ The Application will also be reviewed in consideration of the VOP 2010 compatibility criteria for new development in established community areas (Official Plan Amendment 15)
b.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of, but not limited to, compatibility with the existing lots and uses in the surrounding area
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application which are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be

	MATTERS TO BE REVIEWED	COMMENT(S)
		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
d.	Water and Servicing Allocation	<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 Application is approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity
e.	Urban Design and Architectural Control Guidelines	<p>The Development will be reviewed in consideration of the City-Wide Urban Design Guidelines and the Urban Design Guidelines for Infill Development for Established Low-Rise Residential Neighbourhood</p> <ul style="list-style-type: none"> The treatment of the east elevation will be reviewed to provide a front building elevation facing Atkinson Avenue, instead of a side elevation
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by external public agencies and utilities and the Public, Separate, and French School Boards
g.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the VOP 2010 sustainable development policies and the Sustainability Metrics Program
h.	Parkland	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
i.	Related Site Development File and Required Application	<ul style="list-style-type: none"> The Owner is required to amend related Site Development Application (File DA.19.081) The Owner is required to submit a Part Lot Control Exemption Application to create the individual POTLs (parcels of tied land)

Financial Impact

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

Broader Regional Impacts/Considerations

The Application will be 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 Application 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 Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Building Elevations - North and East
4. Site Plan For Adjacent Development (Files OP.19.001, Z.19.002, DA.19.083)

Prepared by

Daniela DeGasperis, Planner, ext. 8382

Mary Caputo, Senior Planner, ext. 8635

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

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

Approved by

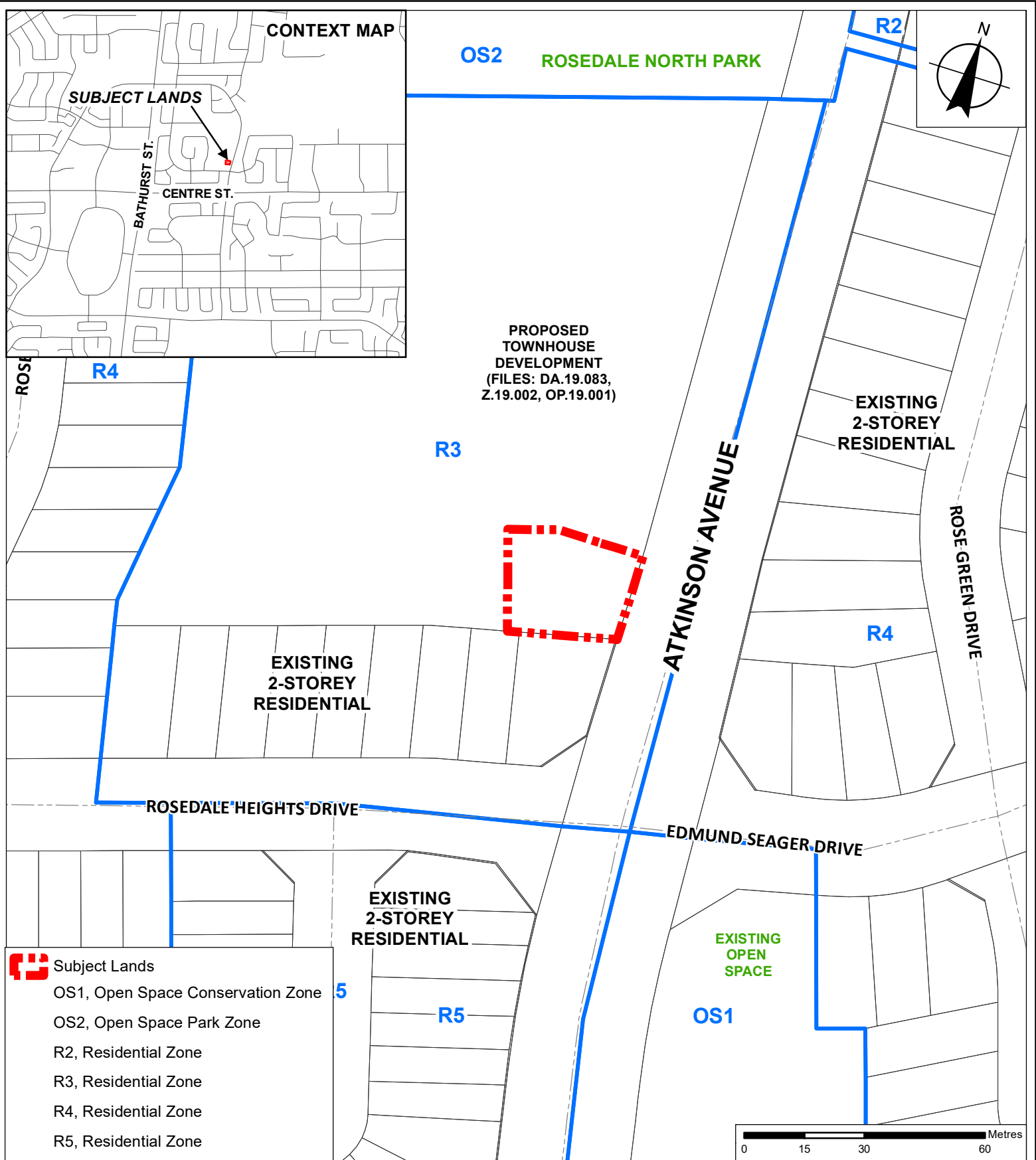


Haiqing Xu, Deputy City Manager, Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Context and Location Map

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

APPLICANT:
300 Atkinson Inc.



Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE:
June 1, 2021



NORTH (FRONT) ELEVATION - FACING PRIVATE DRIVEWAY

**WOOD PATTERNED
PANELS, OR EQUIVALENT**



EAST (SIDE) ELEVATION - FACING ATKINSON AVENUE

Not to Scale

Building Elevations - North and East

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

APPLICANT: 300 Atkinson Inc.

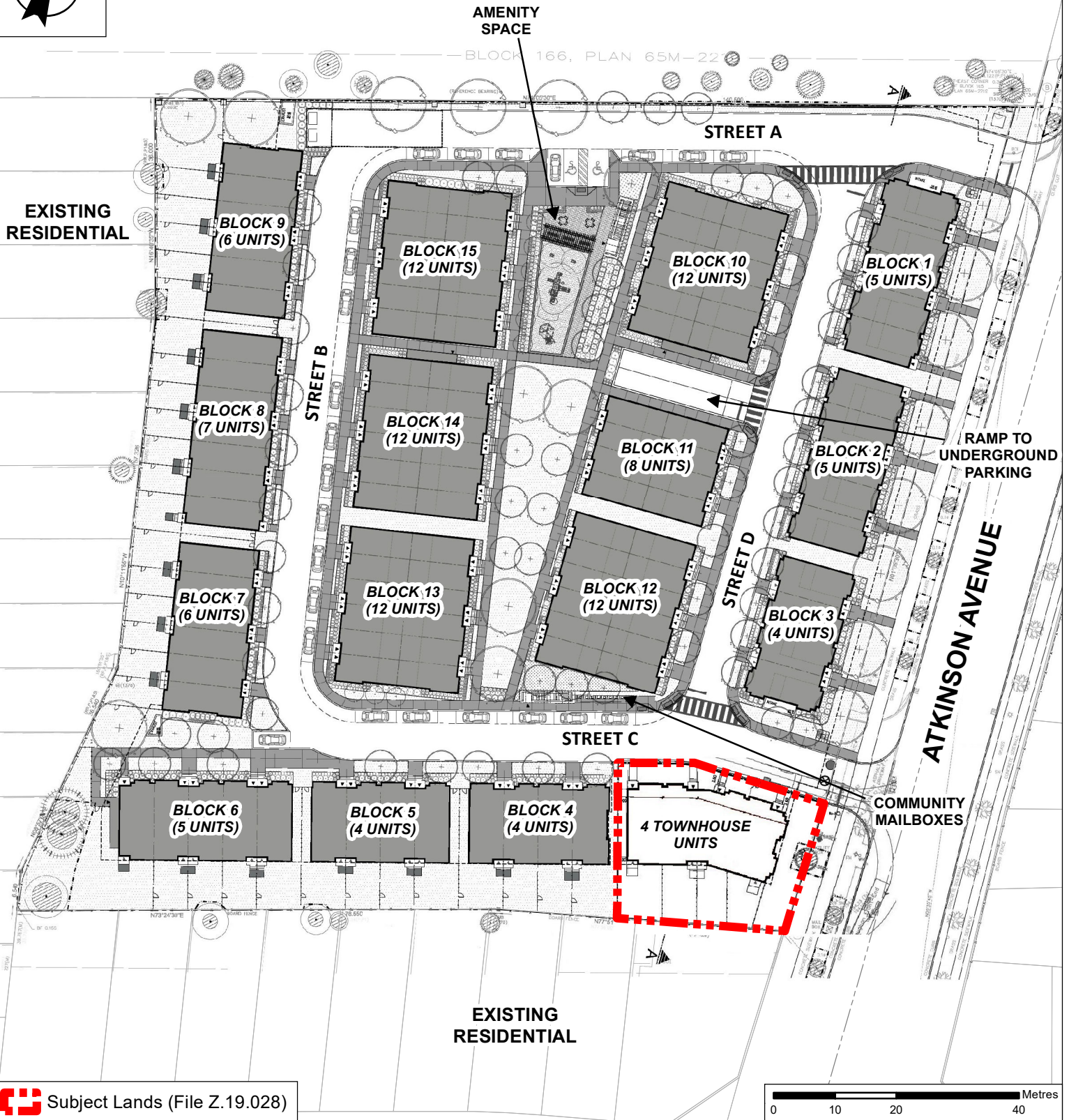
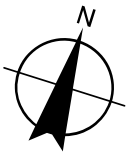


Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE:
June 1, 2021

3



Site Plan For Adjacent Development (Files OP.19.001, Z.19.002, DA.19.083)

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

APPLICANT: 300 Atkinson Inc.



Attachment

FILE: Z.19.028
RELATED FILE: DA.19.081

DATE:
June 1, 2021

4

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD(S): 2

TITLE: 2118349 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.20.030
PART OF LOT 11, CONCESSION 10
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1. The Owner seeks approval to permit the development of two, 1-storey multi-unit employment buildings with accessory office uses having a total gross floor area of approximately 20,171 m², as shown on Attachments 2 to 7.

Report Highlights

- The Owner proposes to rezone the subject lands to permit two multi-unit employment buildings with accessory office uses
- Amendments to Zoning By-law 1-88 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 Zoning By-law Amendment File Z.20.030 (2118349 Ontario Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: The subject lands (the 'Subject Lands') are located at the northwest corner of Langstaff Road and Huntington Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 20, 2019

Date application was deemed complete: November 27, 2020

A Block Plan application has been submitted to amend the approved Block 64 Plan

The Subject Lands are located within the Block 64 Block Plan ('Block 64 Plan'). Council, in June 2006 approved the Block 64 Plan, with subsequent amendments approved in 2012, as shown on Attachment 8. The Block Plan provides the basis for the land uses, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block in order to manage growth.

The Block 64 South Landowners' Group, in December 2020, submitted Block Plan File BL.64S.2020 to amend the approved Block 64 Plan to remove the cul-de-sac roads in the Block 64 Plan and to provide an alternative and phased servicing strategy for the southern portion of the Block 64 Plan area as shown on Attachment 9 (the 'Block 64 Plan Amendment'), and further discussed in the Matters to be Reviewed section of this report.

A Zoning By-law Amendment Application has been submitted to permit the proposed development

The Owner has submitted Zoning By-law Amendment File Z.20.030 (the 'Application') to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning By-law section of this report. The Application would permit the development of two, 1-storey multi-unit employment buildings (Building A with 8 units and Building B with 3 units) with accessory office uses having a total gross floor area ('GFA') of approximately 20,171 m² (the 'Development'), as shown on Attachments 2 to 7.

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

- a) Date the Notice of Public Meeting was circulated: May 7, 2021.

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

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, the West Woodbridge Homeowners' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a written summary of comments received as of May 11, 2021, by the Development Planning Department.
 - Rob Russell, Robert Russell Planning Consultants Inc. on behalf of Maria Sulz, Langstaff Road, dated April 15, 2021. Mr. Russel commented the amendment to the Master Environmental Servicing Plan for the Block 64 Plan to remove the cul-de-sac roads, as shown on Attachment 9, and to provide an alternative and phased servicing strategy may negatively affect the future development potential of other landowners in the Block 64 Plan area

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

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

[June 19, 2006, Committee of the Whole Meeting \(Item 71, Report 37\)](#)

[April 13, 2012 Committee of the Whole Meeting \(Item 11, Report 12\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- "Employment Areas" on Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010')
- Shown as "Prestige Employment" and "General Employment" on Schedule 13 - Land Use of VOP 2010
- Policy 10.2.1.6 "Interpretation" of VOP 2010 states "for the purposes of delineating between "Prestige Employment" and "General Employment" land uses... the use abutting an arterial street shall be interpreted to extend one lot depth in from the arterial street."
- The portion of the Subject Lands fronting Huntington Road and Langstaff Road are designated "Prestige Employment". Therefore the "Prestige Employment" designation applies to the Subject Lands and permits employment buildings with accessory office uses
- The proposed rezoning and Development conform to VOP 2010

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

Zoning:

- "A Agricultural Zone" ('A Zone') by Zoning By-law 1-88
- The A Zone does not permit the Development

- The Owner proposes to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions:
 - a) A minimum landscape strip of 6 m (Langstaff Road) and 6.3 m (Huntington Road); whereas 9 m is required.

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency with the Provincial Policy Statement, 2020 (the ‘PPS’), and conformity to 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
b.	Appropriateness of the Proposed Rezoning and Amendments to Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Block 64 Plan Amendment	<ul style="list-style-type: none"> ▪ The Block 64 South Landowners Group, in December 2020, submitted the Block 64 Plan Amendment to remove the cul-de-sac roads in the Block 64 Plan, as shown on Attachment 9, and to provide an alternative and phased servicing strategy for the southern portion of the Block 64 Plan area ▪ The approved Block 64 Plan identifies a cul-de-sac road extending east from the west property line through to the middle of the Subject Lands, as shown on Attachment 8 ▪ The Block 64 Plan Amendment is currently under review by the Policy Planning and Environmental Sustainability Department, and requires a future Public Meeting and comprehensive report ▪ Prior to the Application proceeding to a Committee of the Whole Meeting, the Block 64 Plan Amendment shall be approved by Council

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application 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
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Watermains are required to service the Development as currently there are no existing watermains located along Huntington Road adjacent to the Subject Lands. The Owner shall confirm the water servicing strategy for the Development
f.	Huntington Road Widening/Access	<ul style="list-style-type: none"> ▪ The Traffic Impact Study ('TIS') prepared by The Municipal Infrastructure Group Ltd., dated March 2020, submitted in support of the Development, shows the interim design/lane configuration of Huntington Road with two lanes with a rural cross-section, whereas the ultimate Huntington Road configuration has four lanes ▪ The Huntington Road widening to four lanes is expected to be completed in 2023 according to the Municipal Class Environmental Assessment for Huntington Road from Langstaff Road to McGillivray Road (Part A) and Major Mackenzie Drive to Nashville Road (Part B) by Parsons Inc., dated November 7, 2017; however, according to the TIS, the Development is to be completed and occupied prior to the completion of the Huntington Road widening ▪ The TIS must be updated to provide a Functional Plan detailing access details for the ultimate condition of Huntington Road, and a phasing plan for the Huntington Road widening, as well as an updated Traffic Management Plan ('TMP') showing existing and proposed traffic controls ▪ The appropriateness of two full move accesses onto Huntington Road will be reviewed
g.	Urban Design Guidelines/Landscape Master Plan	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines, Huntington Glen (Block 64) Employment Area / Commercial Area Urban Design Guidelines and the Block 64 Huntington Glen Business Park Landscape Master Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Approved Source Protection Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within a Highly Vulnerable Aquifer and a Significant Groundwater Recharge Area and must be reviewed in consideration of the policies in the Approved Source Protection Plan: CTC (Credit Valley, Toronto and Region, and Central Lake Ontario) Source Protection Region which provides policies for protecting the drinking water sources/supply
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the parkland requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
k.	Site Development File DA.20.053	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.20.053 to be reviewed with the Application in a future comprehensive report
l.	Sustainable Development	<ul style="list-style-type: none"> ▪ The related Site Development File DA.20.053 will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides an overall application score of 29 and must achieve a minimum Bronze overall application score of 31

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has determined the Zoning Amendment application is a matter of local significance and does not adversely affect Regional planning policies or interest.

York Region has identified the following matters to be addressed as part of the amendment to the Block 64 Plan and Site Development File DA.20.053:

- York Region does not support the removal of the planned cul-de-sac roads. The locations of these cul-de-sac roads can be modified to accommodate the proposed Development; however, these cul-de-sac roads are essential and intended to facilitate access to parcels of land internally

- The removal of the approved cul-de-sac roads will result in direct access onto major boundary roadways resulting in significant operational and safety issues on these roads, which could be avoided by maintaining the cul-de-sac roads
- The supporting TIS only assesses the impact of the removal of the cul-de-sac roads from a capacity perspective and does not consider the significant operational and safety issues that will result by providing the right-in/right-out access onto Langstaff Road. It should be noted that this section of Langstaff Road has on-road bicycle lanes
- The Development will have two full move accesses onto Huntington Road and does not require an additional right-in/right-out access onto Langstaff Road from a capacity perspective

These issues and any other any issues identified by York Region will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Conclusion

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

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

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. North and South Building Elevations - Building A
5. East and West Building Elevations - Building A
6. East and West Building Elevations - Building B
7. North and South Building Elevations - Building B
8. Approved Block 64 Plan 2012
9. Proposed Block 64 Plan

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

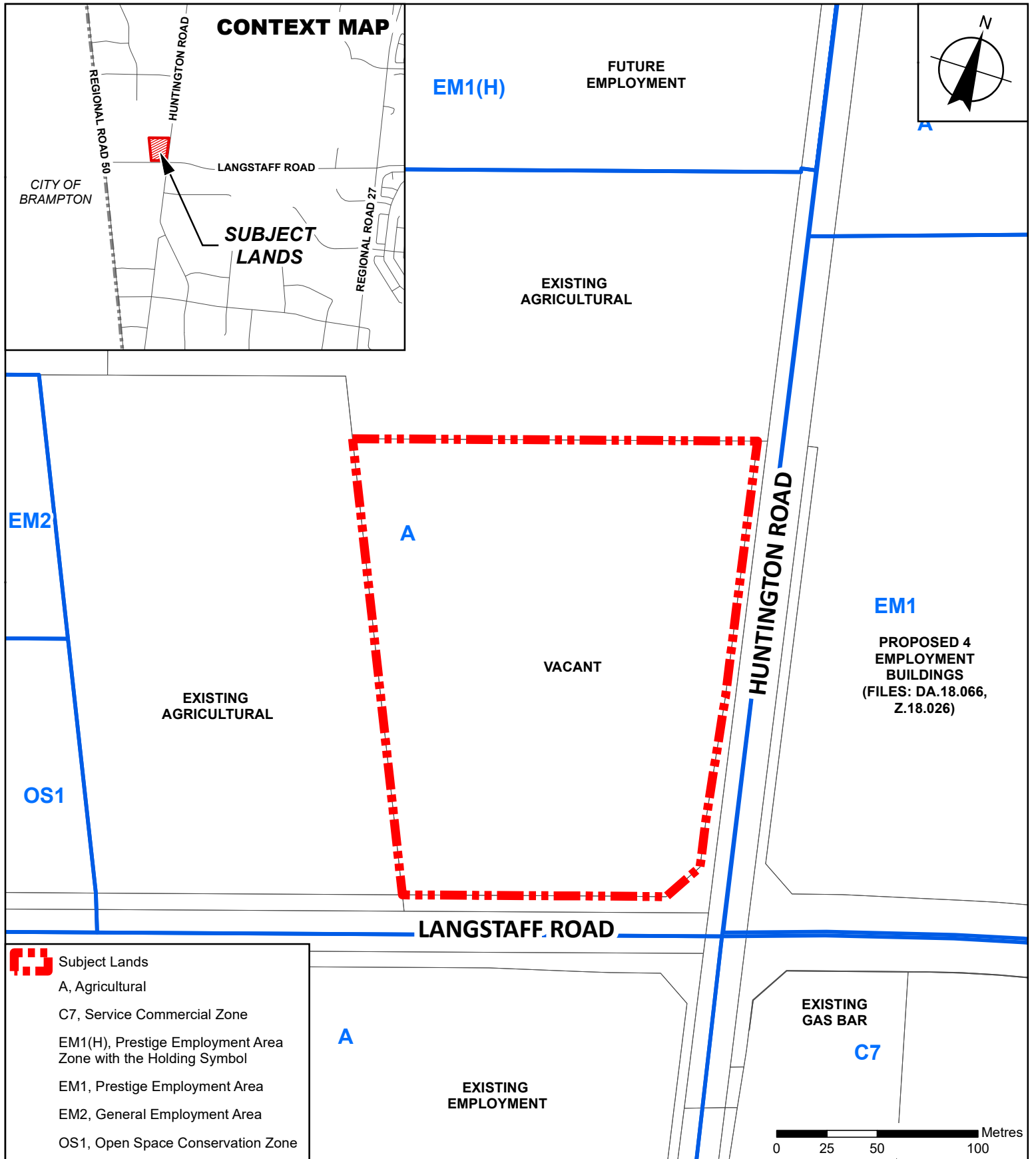
A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 11, Concession 10;
Part 1, Plan 65R-29524

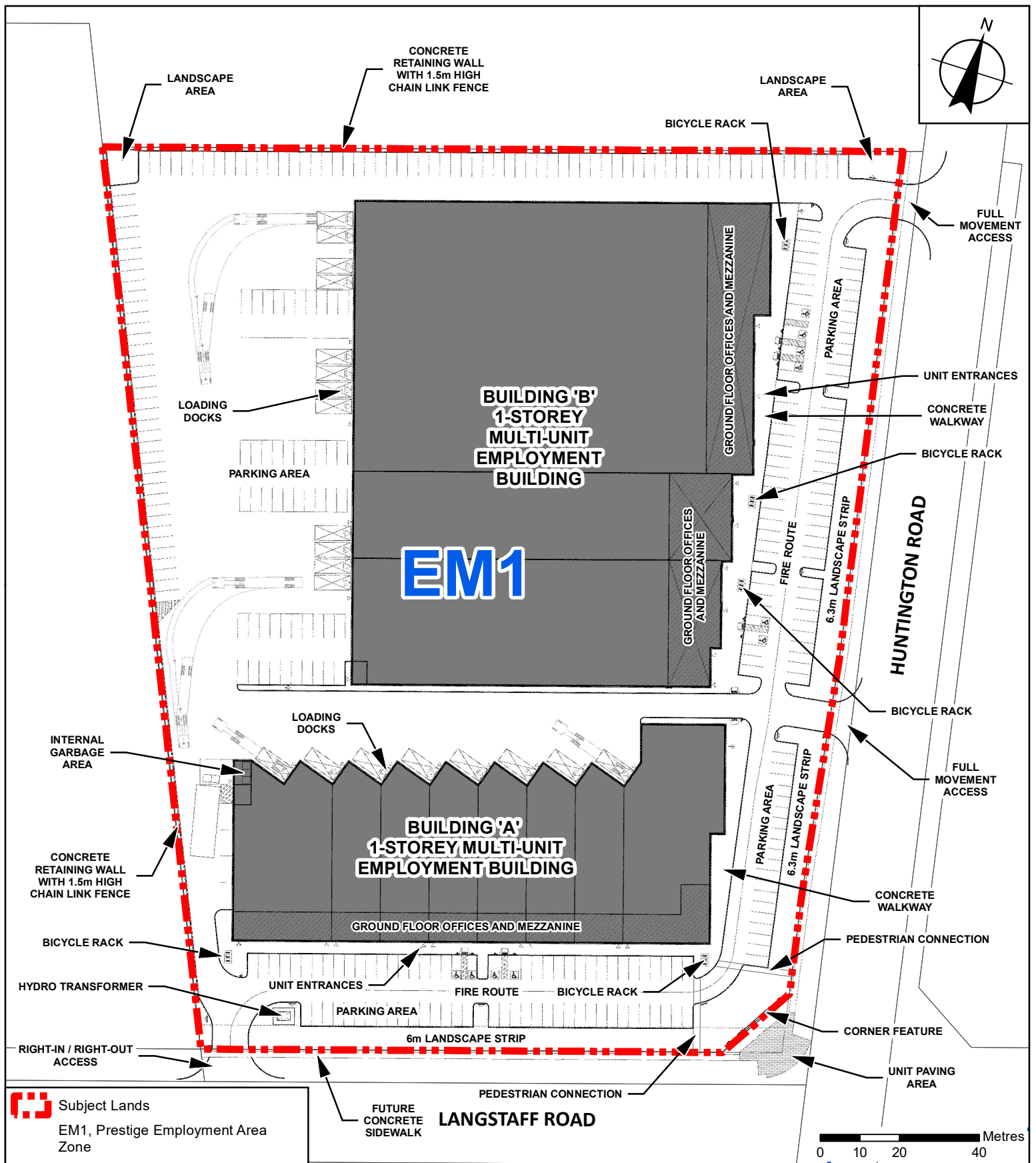
APPLICANT:
2118349 Ontario Limited



FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

1



Proposed Zoning and Site Plan

LOCATION:
Part of Lot 11, Concession 10
Part 1, Plan 65R-29524

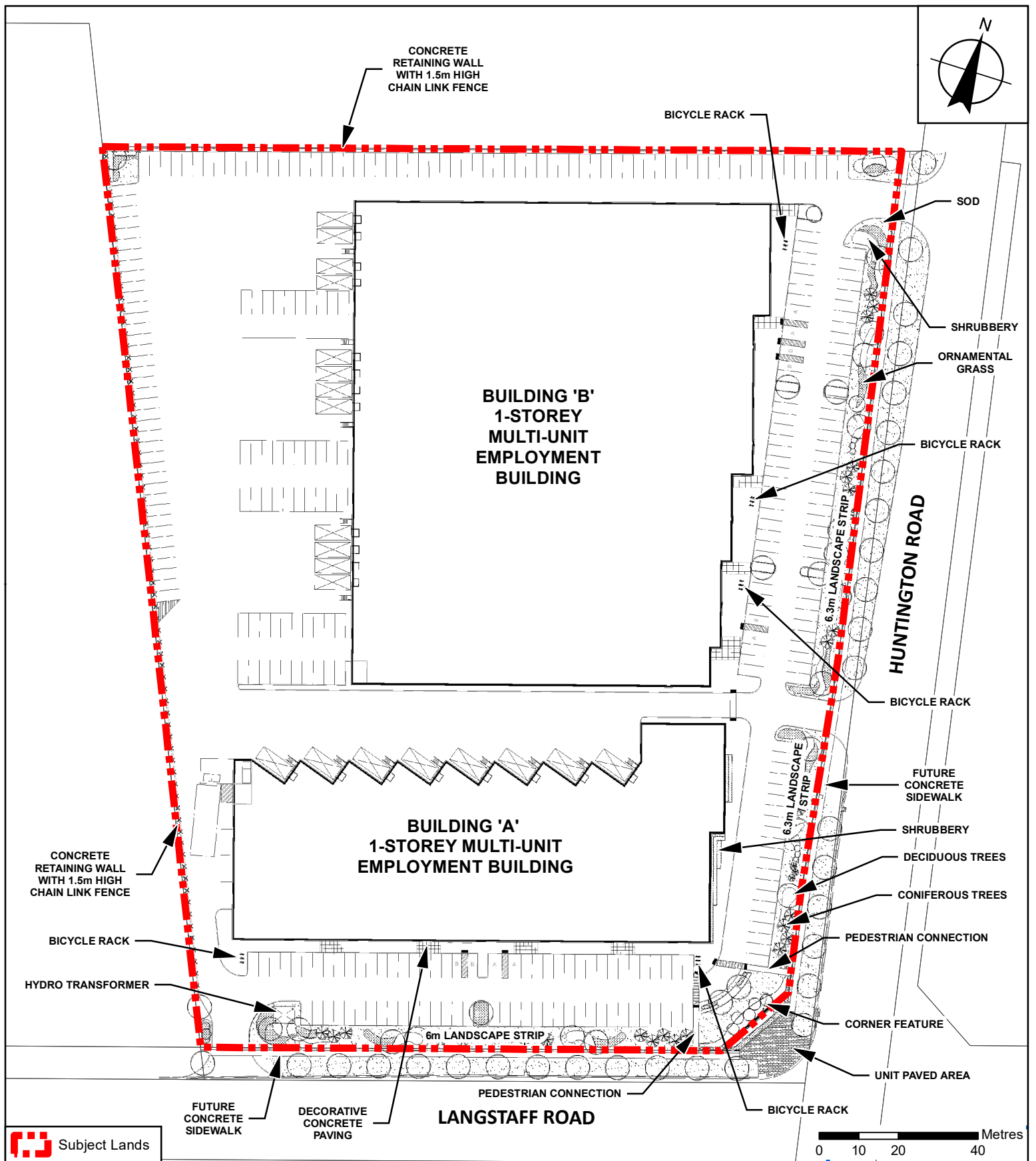
APPLICANT:
2118349 Ontario Limited



Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

2



Landscape Plan

LOCATION:
Part of Lot 11, Concession 10;
Part 1, Plan 65R-29524

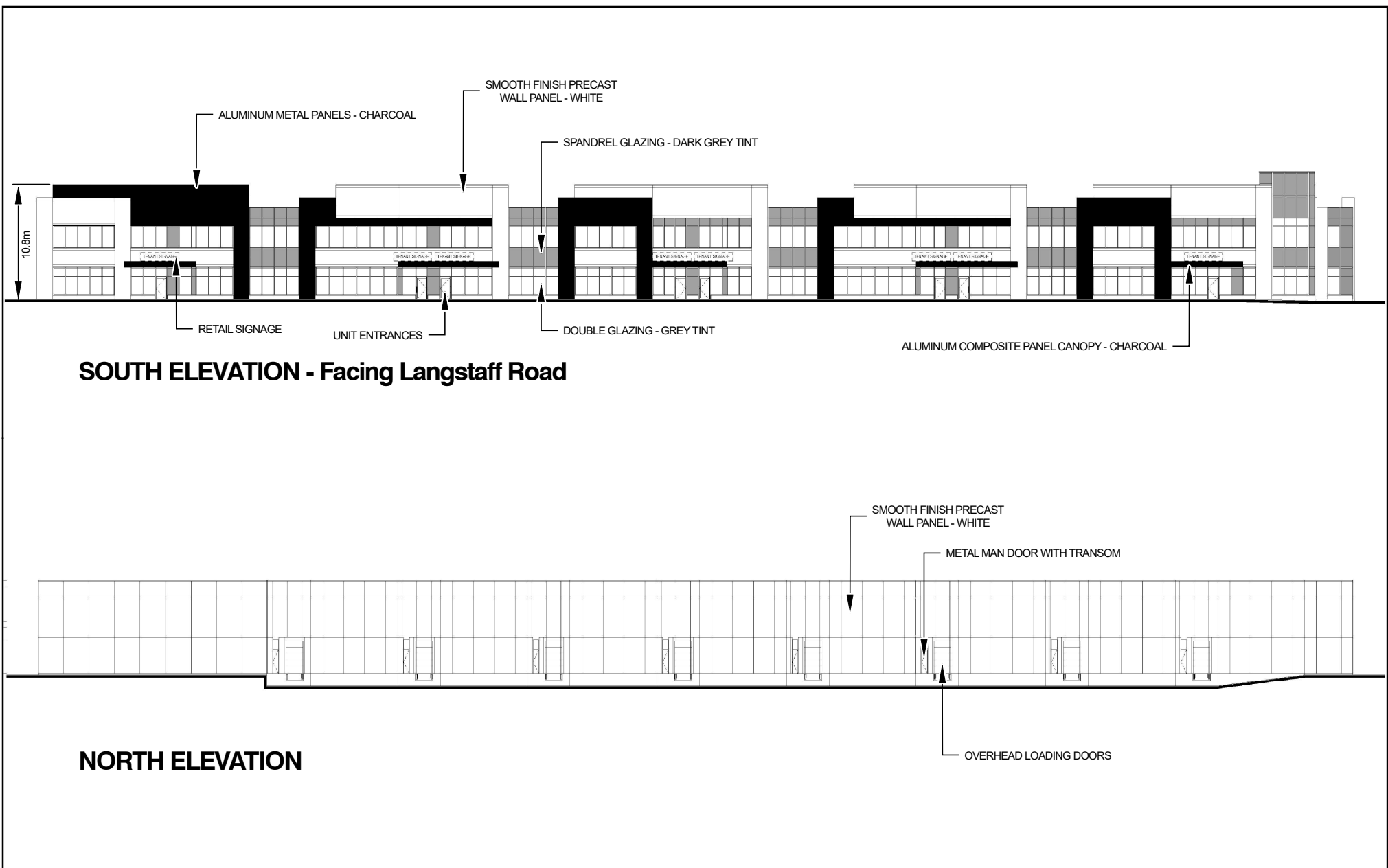
APPLICANT:
2118349 Ontario Limited



Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

3



North and South Building Elevations - Building A

LOCATION:
Part of Lot 11, Concession 10
Part 1, Plan 65R-29524

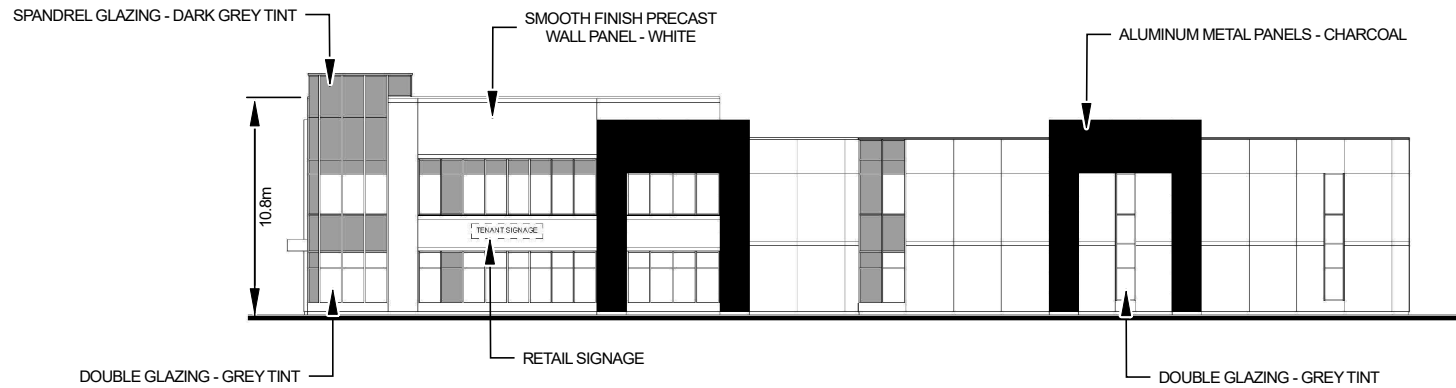
APPLICANT:
2118349 Ontario Limited



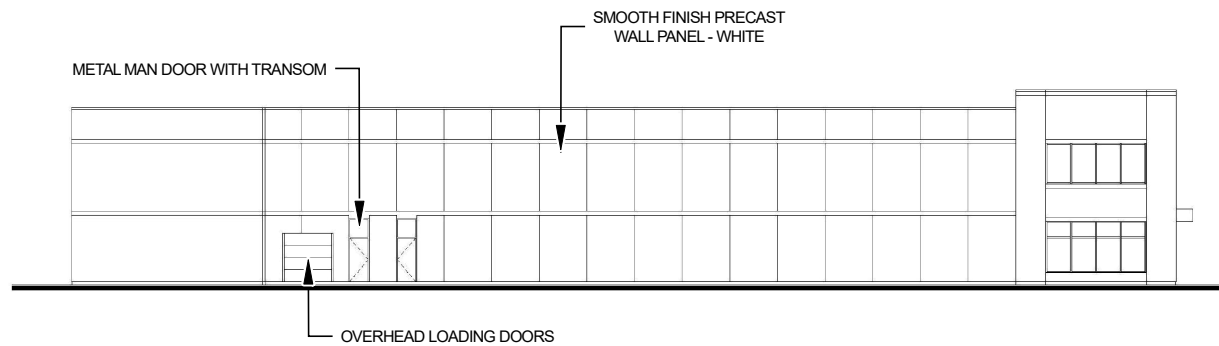
Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

4



EAST ELEVATION - Facing Huntington Road



WEST ELEVATION

East and West Building Elevations - Building A

LOCATION:
Part of Lot 11, Concession 10
Part 1, Plan 65R-29524

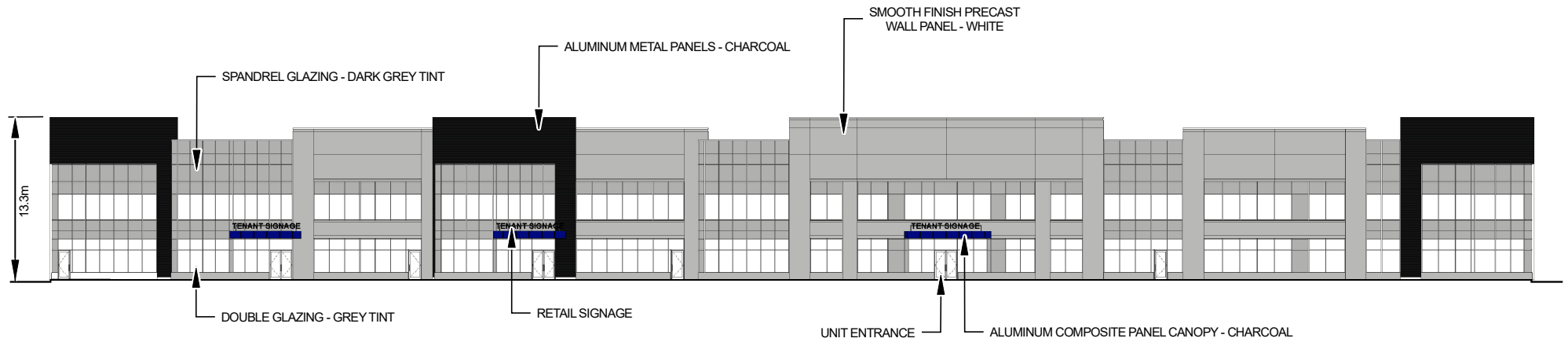
APPLICANT:
2118349 Ontario Limited



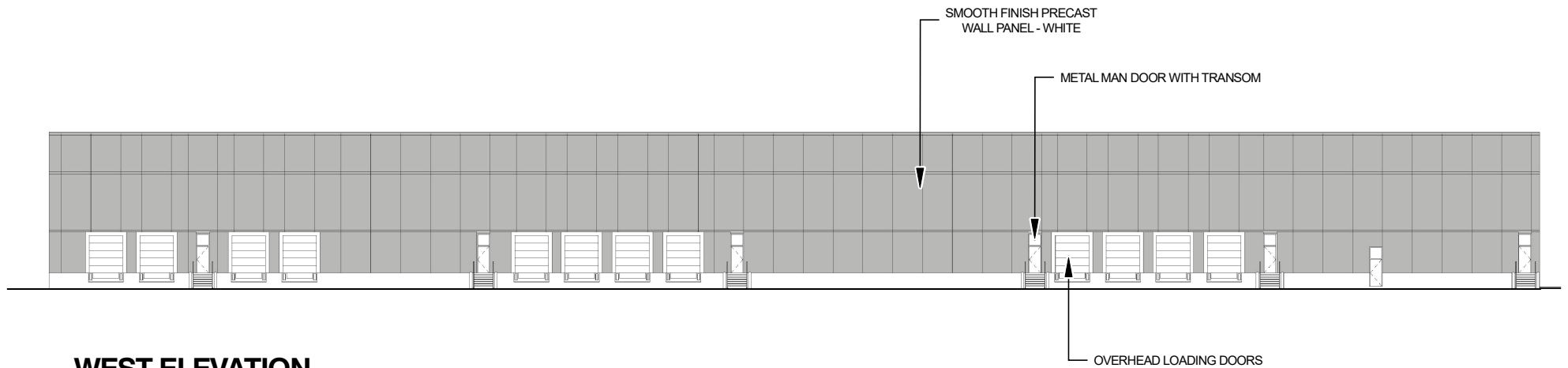
Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

5



EAST ELEVATION - Facing Huntington Road



WEST ELEVATION

East and West Building Elevations - Building B

LOCATION:
Part of Lot 11, Concession 10
Part 1, 65R-29524

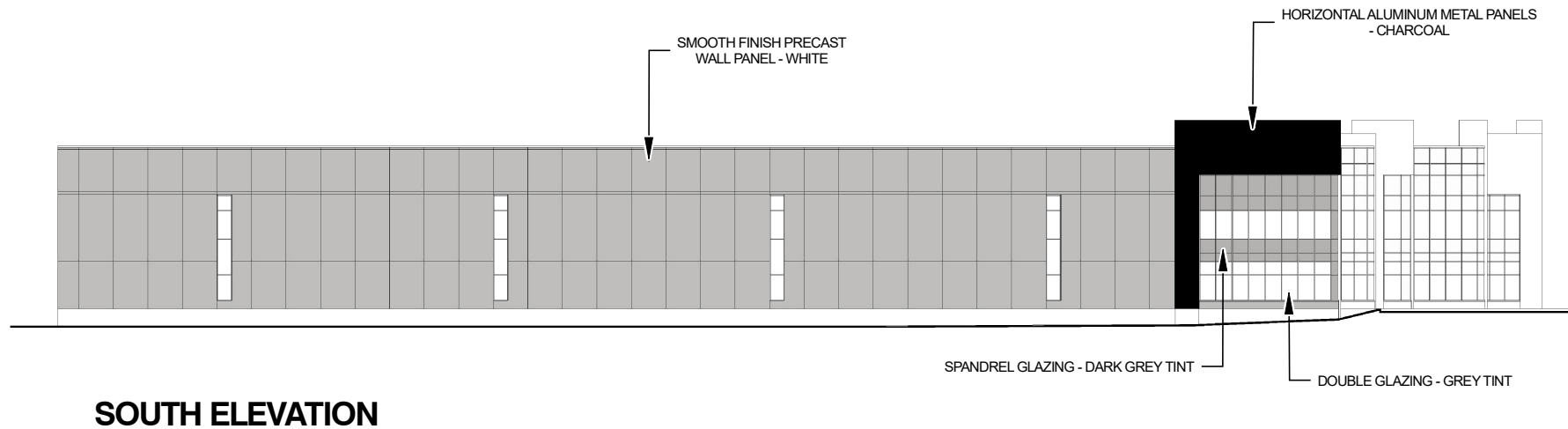
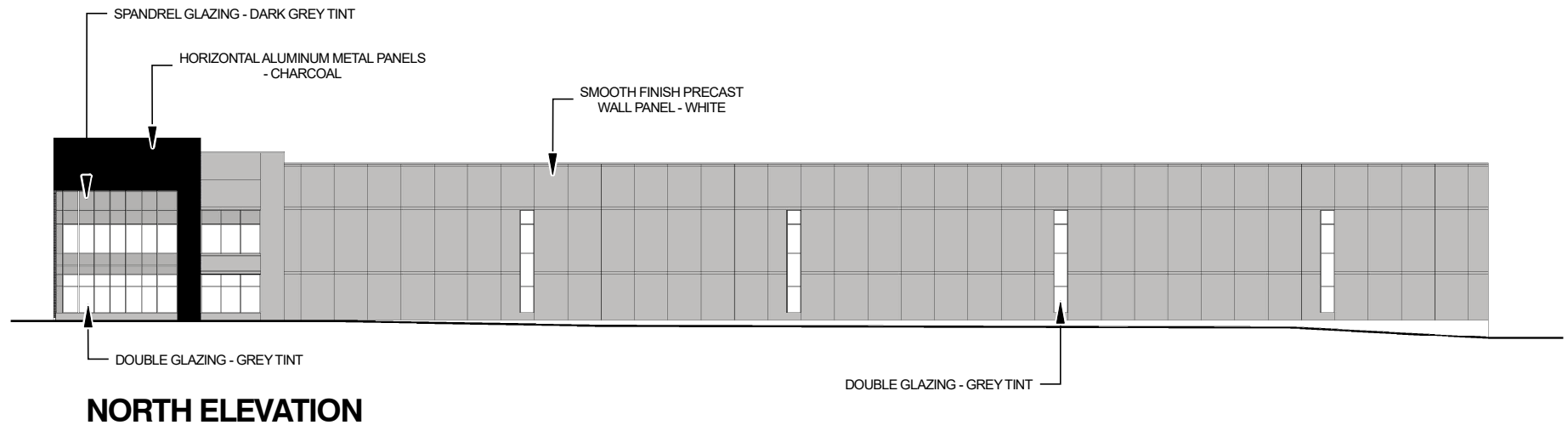
APPLICANT:
2118349 Ontario Limited



Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

6



North and South Building Elevations - Building B

LOCATION:
Part of Lot 11, Concession 10
Part 1, Plan 65R-29524

APPLICANT:
2118349 Ontario Limited

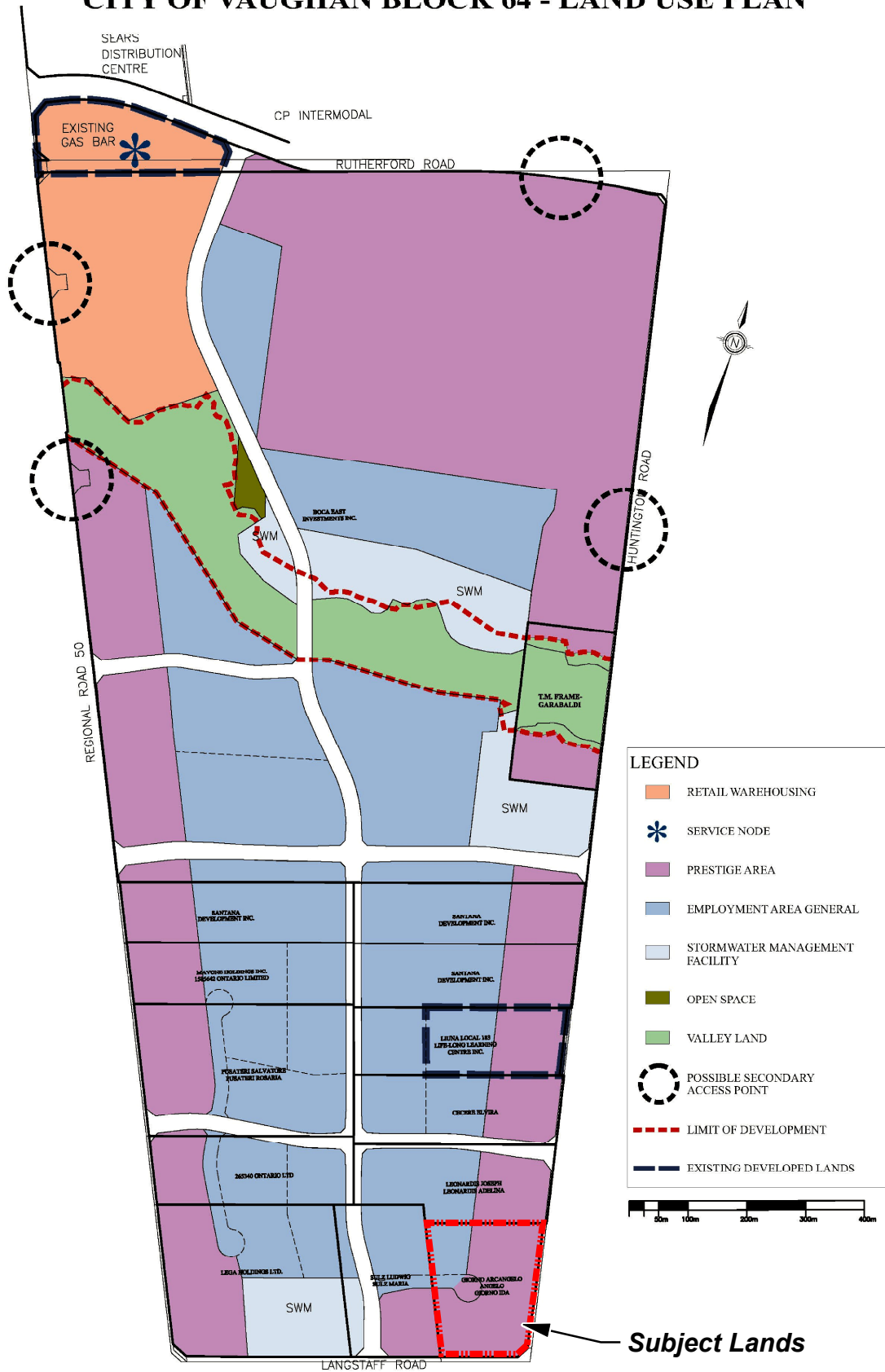


Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

7

CITY OF VAUGHAN BLOCK 64 - LAND USE PLAN



Approved Block 64 Plan 2012

LOCATION:
Part of Lot 11, Concession 10
Part 1, 65R-29524

APPLICANT:
2118349
Ontario Limited

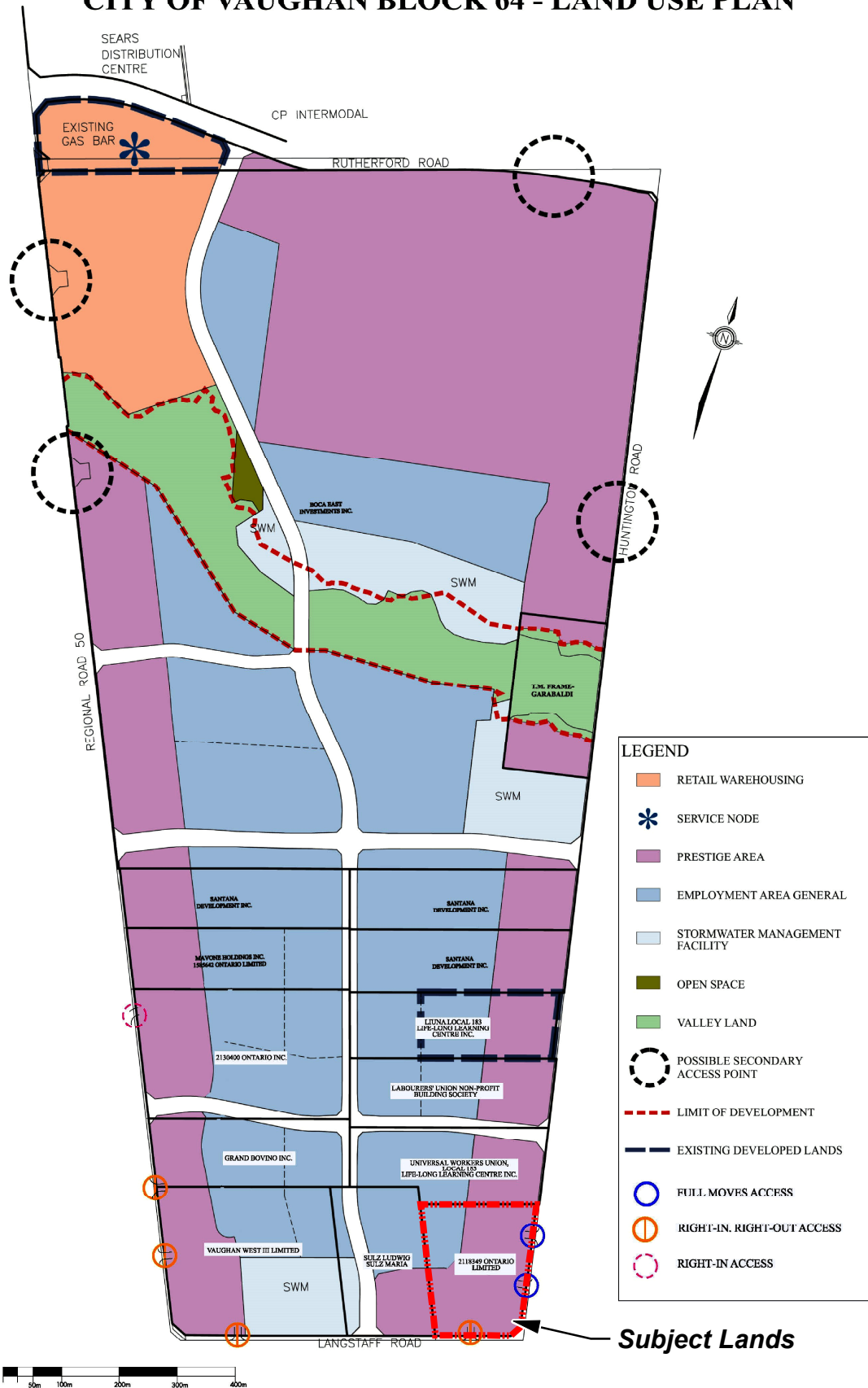


Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

8

CITY OF VAUGHAN BLOCK 64 - LAND USE PLAN



Proposed Block 64 Plan

LOCATION:
Part of Lot 11, Concession 10
Part 1, 65R-29524

APPLICANT:
2118349 Ontario Limited



Attachment
FILE: Z.20.030
RELATED FILE: DA.20.053

DATE:
June 1, 2021

9

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD: 1

TITLE: ROYAL KING VALLEY HOLDINGS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.004
TEMPORARY USE
3230 KING VAUGHAN ROAD
VICINITY OF KING VAUGHAN ROAD AND HIGHWAY 400

FROM:

Haiqing Xu, Deputy City Manager Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the Zoning By-law to permit a temporary use for a maximum period of three years. The Owner proposes a temporary Contractors Yard with the outdoor storage of construction equipment and materials, and a 1,507.8 m² prefabricated storage building with an accessory office use, as shown on Attachments 2 to 4.

Report Highlights

- The Owner has submitted a Zoning By-law Amendment application to permit a temporary Contractors Yard with outdoor storage of construction equipment and materials for a maximum period of three years
- Zoning By-law Amendment and Site Development Applications are required to permit the proposed use and development
- The Subject Lands are located within the Ministry of Transportation, Ontario Greater Toronto Area West Corridor Protection Area
- 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 Zoning By-law Amendment File Z.21.004 (Royal King Valley 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: 3230 King Vaughan Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: December 3, 2019

Date application was deemed complete: March 15, 2021

A Notice of Violation has been issued by By-law and Compliance, Licensing and Permit Services

City of Vaughan By-law and Compliance, Licensing and Permit Services Department on May 19, 2020, issued a Notice of Violation (the 'Violation') to Royal King Valley Holdings Inc. The Violation cited the contravention of City of Vaughan Zoning By-law 1-88 as it relates to the storing of any equipment, vehicles and materials outside and operating a commercial business/office on the Subject Lands. Continued non-compliance has resulted in formal zoning charges being initiated by the City in 2020. Legal proceedings have been delayed due to the lengthy closure of the Provincial Courts in 2020, and the mounting backlog of charges to be processed by the Courts, as a result of the Covid-19 pandemic.

Two companies currently operate on the Subject Lands. Both companies utilize the existing prefabricated storage building, the accessory office uses, and have outdoor storage areas.

A Zoning By-law Amendment application has been submitted to permit the proposed development

Royal King Valley Holdings Inc. (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands shown on Attachment 1 to permit the development (the 'Development') shown on Attachments 2 to 4:m

1. Zoning By-law Amendment File Z.21.004 to allow a temporary Contractors Yard with the outdoor storage of construction equipment and materials for a maximum period of three (3) years in an "A Agricultural Zone" subject to site-specific Exception 9(670), as 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: May 7, 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 King-Vaughan Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within an 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 May 18, 2021, by the Development Planning Department.

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

Previous Reports/Authority

There are no previous reports.

Analysis and Options

The proposed temporary use and Development conforms with Vaughan Official Plan 2010

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Prestige Area" and "General Employment" in the Highway 400 North Employment Lands Secondary Plan ('HNELSP') - VOP 2010, Volume 2
- The Subject Lands are located within the Greater Toronto Area West Transportation Corridor Protection Area
- The front portion of the Subject Lands abutting King-Vaughan Road, including the area containing the prefabricated storage and accessory office uses are designated "Prestige Area". This designation permits industrial and accessory office uses in accordance with VOP 2010- Policy 9.2.2.11.
- The rear portion of the Subject Lands are designated "General Employment Area" and allow accessory outside storage to permitted uses, provided there is a building on site
- The HNELSP proposes an east west road which will divide the Subject Lands creating the "Prestige Area" designation with frontage on King-Vaughan Road, and the "General Employment Area" designation with frontage on the new local road. The location of the proposed roads in the HNELSP will be determined through the Block Plan process.

Vaughan Official Plan 2010 permits Temporary Uses

The *Planning Act* allows municipal Councils to establish the temporary use of land, buildings or structures for any purpose otherwise not permitted by the parent zoning by-law. A temporary use by-law must define the area to which it applies and specify the

time in which it would be in force, which shall not exceed 3 years from the day of the passing of the By-law. Policy 10.1.2.4 of VOP 2010 includes policies to permit the temporary use of land, buildings or structures provided the temporary use meets the following conditions:

- a. Is consistent with the general intent of the Plan
- b. Is compatible with adjacent land-uses
- c. Is temporary in nature and can be easily terminated when the temporary zoning by-law expires
- d. Sufficient servicing and transportation capacity exists for the temporary use
- e. Maintains the long-term viability of the land for the uses permitted in the Plan

The Application will be reviewed in consideration of the Temporary Use policies of VOP 2010.

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

- “A - Agricultural Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(670)
- This Zone does not permit the proposed Contractors Yard with outdoor storage of construction equipment and materials indoor and outdoor with accessory office uses
- Site-specific Exception 9(670) permits a bus maintenance and storage facility and ancillary office uses, a licensed garage for the purposes of servicing and certifying school buses stored on the Subject Lands, including the provision of fuel, and parking for a maximum of 200 school buses

The Owner proposes also proposes the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 4:

Table 1:

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements, Site-Specific Exception 9(670)	Proposed Exceptions to the A - Agricultural Zone Requirements
a.	Definition of a “Contractors Yard”	Not defined	Means premises used for a trade, contractor or construction company for the storage and maintenance of equipment and materials, and may include an accessory office
b.	Permitted Uses	Uses Permitted by Site-Specific Exception 9(670): <ul style="list-style-type: none"> - A bus maintenance and storage facility - Ancillary office uses 	Permit the following uses: <ul style="list-style-type: none"> - Employment Uses - Office Uses - Open storage - Outside storage

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements, Site-Specific Exception 9(670)	Proposed Exceptions to the A - Agricultural Zone Requirements
		<ul style="list-style-type: none"> - A licensed garage for the purposes of serving and certifying the parking of school buses stored on the Subject Lands - Parking for a maximum of 200 school buses - The provision of fuel for the school buses to be parked and dispatched from the Subject Lands 	<ul style="list-style-type: none"> - Contractors Yard
c.	Minimum Parking Requirements	Minimum parking spaces for employees and visitors shall be 50 parking spaces	Minimum parking spaces for employees and visitors shall be 41 parking spaces
d.	Surface Area Parking Requirements	Surfaces be paved with hot-mix asphalt or concrete	Surfaces shall be paved with hot-mix asphalt and concrete or gravel
d.	Maximum Driveway Width	8 m	9.5 m

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

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

	MATTERS TO BE REVIEWED	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'), VOP 2010, and the Highway 400 North Employment Lands Secondary Plan

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the Development, by way of a Temporary Use By-law for a maximum period of three years, 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 which are 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
d.	Site Servicing	<ul style="list-style-type: none"> The appropriateness of permitting the Development on private services will be reviewed
e.	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
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Transportation and external public agencies and utilities
g.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development achieves a minimum Bronze score of 31
h.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
i.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.21.006 to be reviewed with the Application in a future technical report
j.	Ministry of Transportation Greater Toronto Area ('GTA') West Corridor Protection Area	<ul style="list-style-type: none"> The Subject Lands are within the Ministry of Transportation ('MTO') GTA West Corridor Protection Area. The MTO has advised that they cannot permit or give final approval on any application within this area until the Environmental Assessment process and alignment is further determined to have no impact to the Subject Lands
k.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Owner will be required to obtain a TRCA permit for any development or site alteration

	MATTERS TO BE REVIEWED	COMMENT(S)
	and Environment Impact Study	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy the requirements of the TRCA including but not limited to, an updated environmental impact study, stormwater management report, and erosion and sediment control plan ▪ The updated environmental impact study must address any site alteration impacts associated with the significant woodland feature located in the northwest corner of the Subject Lands
I.	Ministry of Environment Conservation and Parks ('MECP') and Reliance Letters	<ul style="list-style-type: none"> ▪ The Owner will be required to meet the MECP noise guidelines and submit Phase One and Phase Two ESA reliance letters to the City of Vaughan
m.	King Vaughan Road	<ul style="list-style-type: none"> ▪ King Vaughan Road is a York Region Road. York Region is protecting a 36-metre right-of-way for this section of King-Vaughan Road; therefore, a conveyance of land will be required. Approval from York Region is required for access onto King Vaughan Road and for all site works within the Regional right-of-way

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

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

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

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Prefabricated Storage Building Elevations

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

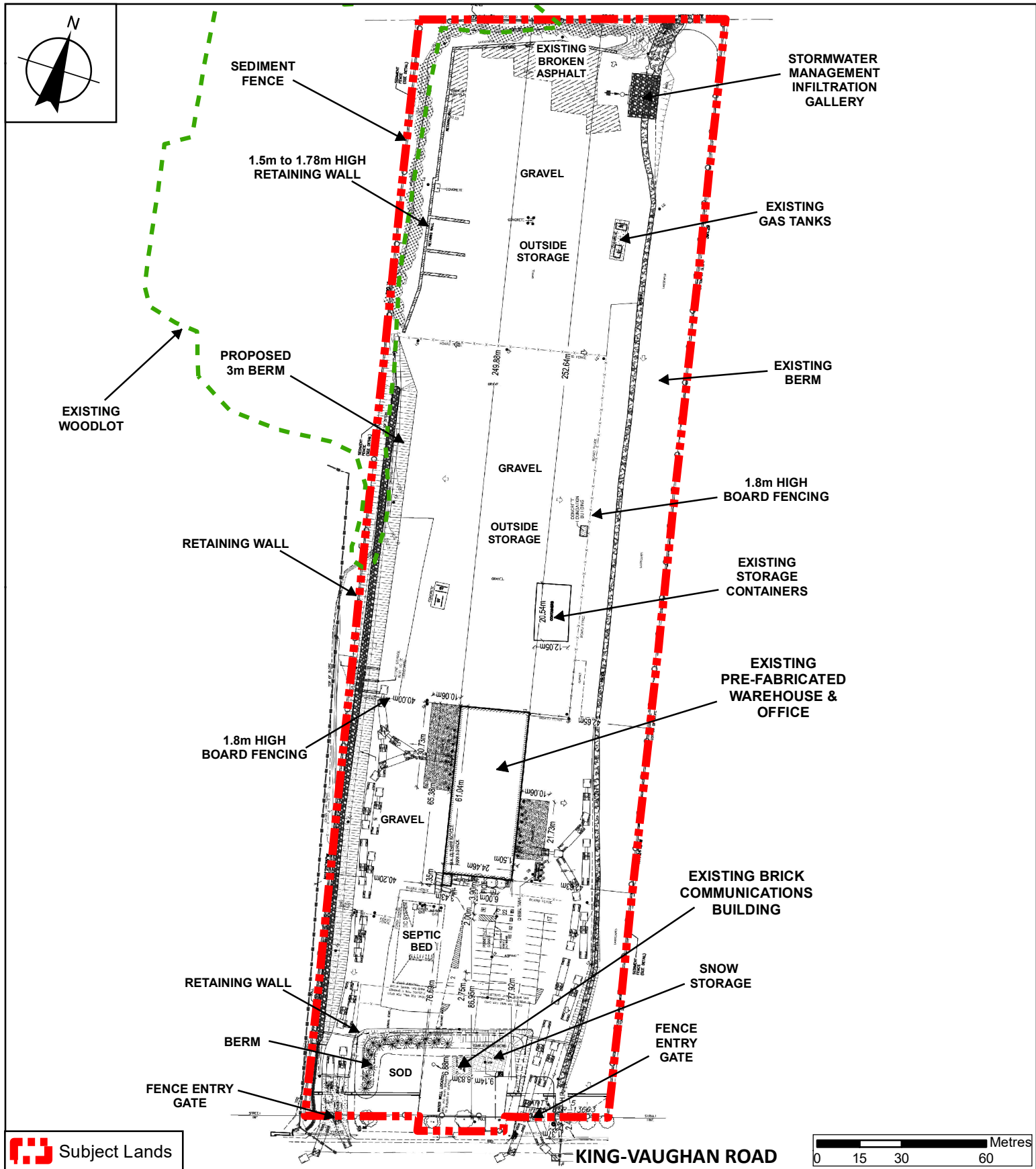


Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Site Plan

LOCATION: Part of Lot 1, Concession 5;
3230 King-Vaughan Road

APPLICANT:
Royal King Valley Holdings Inc.

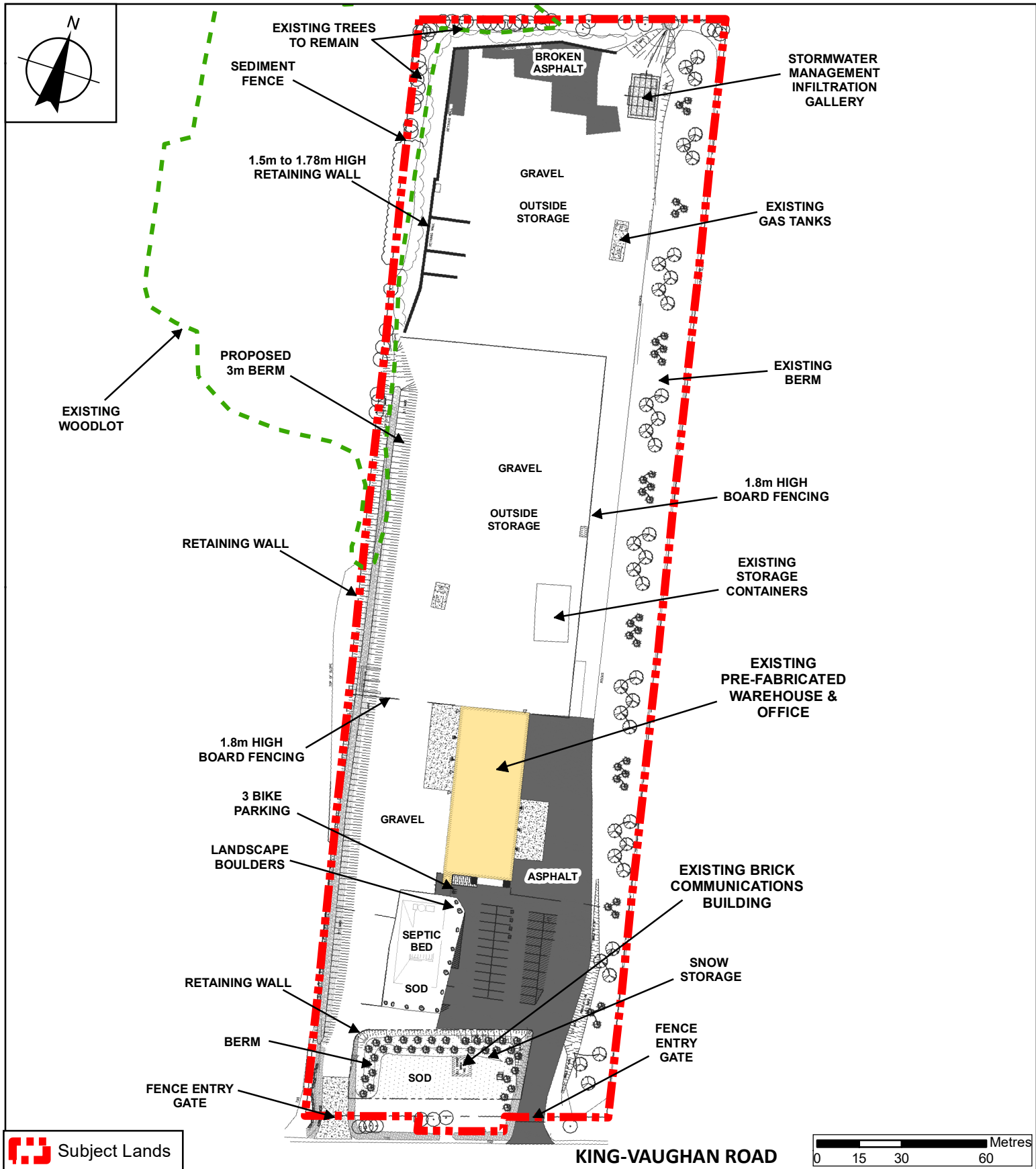


Attachment

FILE: Z.21.004
RELATED FILE: DA.21.006

DATE:
June 1, 2021

2



Landscape Plan

LOCATION: Part of Lot 1, Concession 5;
3230 King-Vaughan Road

APPLICANT:
Royal King Valley Holdings Inc.

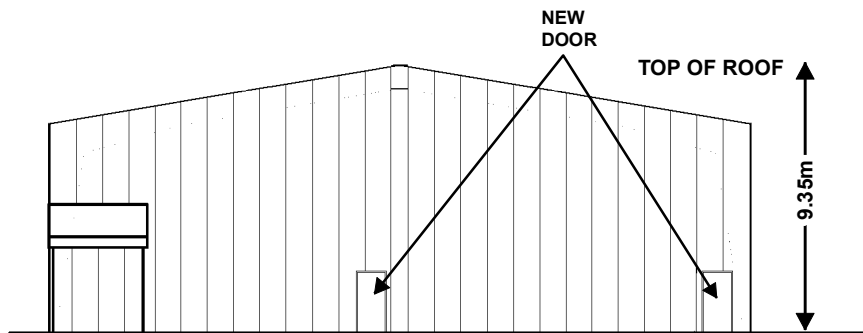


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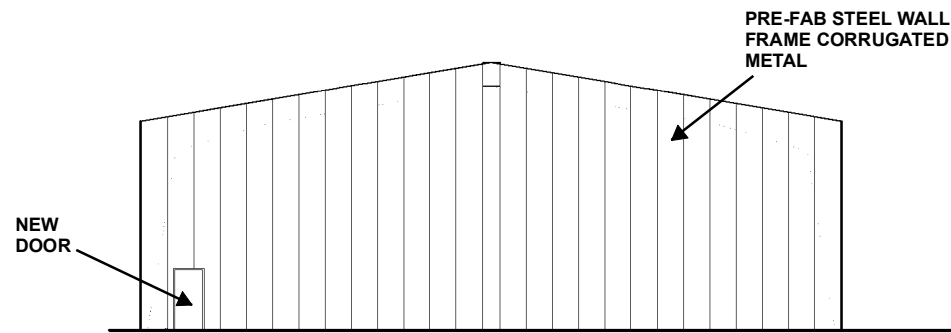
FILE: Z.21.004
RELATED FILE: DA.21.006

DATE:
June 1, 2021

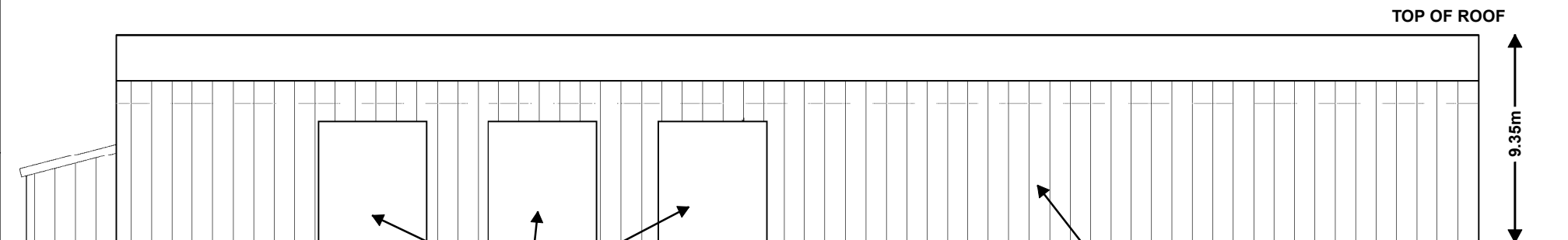
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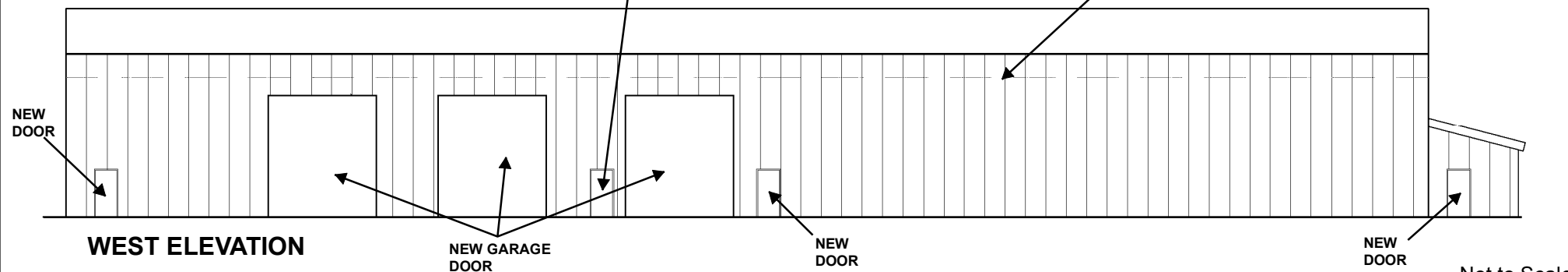
SOUTH ELEVATION (FACING KING-VAUGHAN ROAD)



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Not to Scale

Prefabricated Storage Building Elevations

LOCATION:

Part of Lot 1, Concession 5;
3230 King-Vaughan Road

APPLICANT:

Royal King Valley Holdings Inc.



Attachment

FILE: Z.21.004
RELATED FILE: DA.21.006

DATE:
June 1, 2021

4

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD: 2

TITLE: DCFM DEVELOPMENTS LTD.

OFFICIAL PLAN AMENDMENT FILE OP.21.002

ZONING BY-LAW AMENDMENT FILE Z.21.003

8265 AND 8277 ISLINGTON AVENUE

VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to permit a 6-storey residential apartment building (86 residential dwelling units) on the subject lands, as shown on Attachments 2 to 5, as follows:

- amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan to increase the maximum building height and density on the north portion of the subject lands (8277 Islington Avenue) and to permit site-specific exceptions consistent with the LPAT approvals granted for the south portion of the subject lands (8265 Islington Avenue)
- rezone the north portion of the subject lands (8277 Islington Avenue) from “R2 Residential Zone” to “RA3 Apartment Residential Zone” and “OS1 - Open Space Conservation Zone” and to permit site-specific zoning exceptions
- to amend the LPAT approved site-specific zoning exceptions on the south portion of the subject lands (8265 Islington Avenue) to reflect the development proposal

Report Highlights

- The Owner proposes a 6-storey residential apartment building with 86 residential dwelling units
- Official Plan and Zoning By-law Amendments are required to permit the proposed development on the subject lands
- 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.21.002 and Z.21.003 (DCFM Developments Ltd.) 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: 8265 and 8277 Islington Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

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

Date applications were deemed complete: February 26, 2021

Previous Development Applications for 8265 Islington Avenue were approved by the Local Planning Appeal Tribunal

- Official Plan and Zoning By-law Amendment applications (Files OP.13.002 and Z.13.004 (Amicorp Development Inc. and 1525233 Ontario Inc.)) (the 'Previous Development Applications') were submitted for 8265 Islington Avenue, on February 7, 2013
- The Previous Development Applications sought permission for a 9-storey, residential apartment building containing 88 residential dwelling units
- A portion of 8265 Islington Avenue is located partially within the Woodbridge Special Policy Area ('SPA')
- The Previous Development Applications were appealed on May 12, 2017, to the former Ontario Municipal Board, now the Local Planning Appeal Tribunal ('LPAT'), for non-decision by the City based on the timelines prescribed by the *Planning Act*
- A settlement hearing was held on August 13, 2018. The LPAT on September 13, 2018, issued its Order approving an Official Plan Amendment (OPA 23) to VOP 2010 for 8265 Islington Avenue to increase the maximum building height and density and amendments to Zoning By-law 1-88 (By-law 200-2018) to rezone the lands to "RA3 Residential Apartment Zone" with the Holding Symbol "(H)" and "OS1 Open Space Conservation Zone", to permit the following, as shown on Attachment 6:
 - a residential apartment building with a maximum building height of 6-storeys;
 - a maximum Floor Space Index (FSI) of 2.5 times the area of the lot; and

- permitted driveway access to the building (with no habitable area) within the SPA.

The Owner purchased 8265 Islington Avenue and also purchased 8277 Islington Avenue for development

DCFM Developments Ltd. (the 'Owner') purchased both 8265 and 8277 Islington Avenue on July 28, 2020 and are seeking approval of a consolidated development on both parcels.

Official Plan Amendment and Zoning 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.21.002 to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP') to permit a maximum building height of 6-storeys and a maximum FSI of 2.5 times the area of the lot, for the north portion of the Subject Lands (8277 Islington Avenue), consistent with the height and density permissions approved by the LPAT for the south portion of the Subject Lands (8265 Islington Avenue)
2. Zoning By-law Amendment File Z.21.003 to amend Zoning By-law 1-88 as follows:
 - to rezone the north portion of the Subject Lands (8277 Islington Avenue) from "R2 Residential Zone" subject to site-specific Exception 9(656) to "RA3 Apartment Residential Zone" and "OS1 - Open Space Conservation Zone" to permit the site-specific zoning exceptions for the entire Subject Lands identified in Table 1 of this Report
 - to amend the site-specific Exception 9(1471) for the south portion of the Subject Lands (8265 Islington Avenue) as shown on Attachment 2, to permit the site-specific zoning exceptions for the entire Subject Lands 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: May 7, 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 Islington Avenue 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, to the Village of Woodbridge Ratepayers' Association and the Greater Woodbridge Ratepayers' group and to anyone on file with the Office of the City Clerk having

requested notice.

- c) No comments have been received as of May 11, 2021 by the Development Planning Department.

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

The following is a link to previous reports with respect to 8265 Islington Avenue:
June 11, 2013, Committee of the Whole Public Meeting (Item 2, Report 30)
[September 13, 2018 LPAT Order Approving OPA 23 to VOP 2010](#)
[September 13, 2018 LPAT Order Approving Zoning By-law 200-2018](#)

Analysis and Options

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

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- 8265 Islington Avenue is designated “Low Rise Residential” and “Low-Rise Residential (2)” on Schedule 2 – Land Use Plan of the WCSP, subject to Section 4.2.2 g), with a maximum permitted FSI of 2.5 times the area of the lot (Schedule 3 – Density Plan) and a maximum building height of 6-storeys (Schedule 4 – Building Height Maximums)
- The majority of 8277 Islington Avenue is designated “Low-Rise Residential (2)” on Schedule 2 - Land Use Plan of the WCSP, which permits low-rise residential units, with a maximum permitted FSI of 0.5 times the area of the lot (Schedule 3 - Density Plan) and a maximum building height of 3.5-storeys (Schedule 4 - Building Height Maximums) and a small portion of the rear of the lot is designated “Low Rise Residential”
- The Subject Lands are within the “Islington Avenue Corridor” on Schedule 5 - Distinct Character Areas of the WCSP
- The east and south portions of the Subject Lands are within the “Special Policy Area” on Schedule 9 - Special Policy Area of the WCSP, as shown on Attachment 2
- An amendment to the WCSP of VOP 2010 is required to permit the Development

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

Zoning:

- 8265 Islington Avenue is zoned “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1471)
- 8277 Islington Avenue is zoned “R2 Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(656) and does not permit the Development
- The Owner proposes to rezone the north portion of the Subject Lands (8277 Islington Avenue) to “RA3 Apartment Residential Zone” and “OS1 - Open Space

Item 5

Page 4 of 10

Conservation Zone” and amend the site-specific Exception 9(1471) for the south portion of the Subject Lands (8265 Islington Avenue) together with the following site-specific zoning exceptions for the entire Subject Lands identified in Table 1 to permit the Development shown on Attachments 2 to 5, as follows:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
a.	Minimum Front Yard (Islington Avenue)	7.5 m	6 m
b.	Minimum Front Yard Setback (Islington Avenue) to Unenclosed Stairs and raised terrace	7.5 m	- 4.1 m encroachment into front yard for stairs to underground parking - 3.9 m to raised terrace
c.	Minimum Rear Yard (east lot line)	7.5 m	1.6 m
d.	Minimum Interior Side Yard Setback (north lot line)	4.5 m	3.5 m to building 2.8 m to balconies
e.	Minimum Setback to Underground Garage	1.8 m	0 m (all lot lines)
f.	Minimum Setback from a Retaining Wall to Property Line	1.2 m (north property line) 1.45 m (south property line)	0.03 m (north and south property lines)
g.	Minimum Lot Area per Unit	67 m ² based on 3,838 m ² of developable lot area	40 m ² based on 3,838 m ² of developable lot area
h.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 86 units = 129 spaces Visitor 0.25 spaces/unit x 86 units = 22 spaces Total Parking Required = 151 spaces	Residential 1.46 space/unit x 86 units = 126 spaces Visitor 0.22 spaces/unit x 86 units = 19 spaces Total Parking Proposed = 145 spaces

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone Requirements
i.	Minimum Amenity Area	<p>38 One Bedroom Units x 20m²/unit = 760 m²</p> <p>43 Two Bedroom Units x 55m²/unit = 2,365 m²</p> <p>5 Three Bedroom Units x 90m²/unit = 450 m²</p> <p>Total required amenity area = 3,575 m²</p>	<p>38 One Bedroom Units x 2.3 m² indoors x 1.4 m² outdoors</p> <p>43 Two Bedroom Units x 2.3 m² indoors x 1.4m² outdoors</p> <p>5 Three Bedroom Units x 2.3 m² indoors x 1.4 m² outdoors</p> <p>Total provided amenity area = 1,154 m²</p>

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

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	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') and VOP 2010
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> The Subject Lands are located in the Islington Corridor, District Character Area in the WCSP. The Development will be reviewed in consideration of the policies and the appropriateness of the proposed amendments to the WCSP A portion of the Subject Lands are located within the Woodbridge Special Policy Area (SPA). The proposal will be reviewed in consideration of the SPA policies

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> ▪ The Application will be reviewed in accordance with the LPAT Order issued September 13, 2018, for the south portion of the Subject Lands (8265 Islington Avenue) ▪ The appropriateness of the rezoning, including lands to be rezoned Open Space and the 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 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
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 Vaughan Council identifies allocates servicing capacity
e.	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 and the Woodbridge Heritage District Urban Design and Streetscape Study
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by external public agencies and utilities and the Public, Separate, and French School Boards
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the VOP 2010 Policies and Sustainability Performance Metrics Program, through a future Site Development application
h.	Tree Protection and Removals	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Tree Protection and Preservation By-law. The City will review and approve of all private property tree removals should these Applications be approved. A Tree Preservation Plan and tree compensation for replacement trees may be required and must be in accordance with the City's Tree Protection and Preservation By-law

	MATTERS TO BE REVIEWED	COMMENTS
i.	Parkland Dedication and Vaughan Super Trail	<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 ▪ The Trail Feasibility Report for the Applications will be reviewed in consultation with the Toronto and Region Conservation Authority, in consideration of the location of the City of Vaughan Super Trail from Pine Grove to Willis Road to determine the appropriate location of a dedicated and protected multi-use trail along the Islington Avenue Corridor
j.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and will be reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) as it read on September 17, 2020), policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits ▪ As of the date of this report the City can continue to apply the version of the Section 37 provisions in the <i>Planning Act</i> in effect as of September 17, 2020. By way of background, Bill 197, the <i>COVID-19 Economic Recovery Act, 2020</i>; received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020, 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 ▪ 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 the SBS By-law or September 18, 2022, the City will not be permitted to collection community benefits through Section 37 of the <i>Planning Act</i>, as it read on

	MATTERS TO BE REVIEWED	COMMENTS
		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
k.	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 includes an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
l.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit a future Site Development Application and a Draft Plan of Condominium Application for the proposed Development, should these Applications be approved
m.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The Subject Lands are located entirely within TRCA's Regulated Area and in a valley corridor associated with the Humber River A portion of the Subject Lands are located within the Regional Storm Flood Plain and a TRCA Development or Site Alteration Permit is required under Ontario Regulation 166/06 The development limits (top of bank) of the valley lands along the Humber River, slope stability and any required buffers and structural building setbacks must be established to the satisfaction of the TRCA and the City of Vaughan
n.	Road Widening, Access, Traffic and Parking	<ul style="list-style-type: none"> The Subject Lands will have access from Islington Avenue, a York Region road with a planned right-of-way of up to 30 m York Region will review the location and design of the proposed access from Islington Avenue and identify all required land conveyances and/or road dedications

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 from Regional approval for Official Plan Amendment File OP.20.011 ('OPA application'). York Region on April 22, 2021, determined the OPA application cannot be exempted from Regional approval as the OPA application does not satisfy all the criteria for exemption of Regional approval by the YROP (Section 8.3.8). The Development is located within the Regional Greenlands System and the TRCA requires further information to address comments and requirements. York Region Staff are prepared to revisit a future request for exemption from Regional approval of the OPA application should TRCA's comments be resolved and their requirements have been satisfied.

Conclusion

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

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

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations - West and South
5. Building Elevations - East and North
6. Previous LPAT Approved Development - September 13, 2018 (8265 Islington Avenue)

Prepared by

Laura Janotta Planner, ext. 8634

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



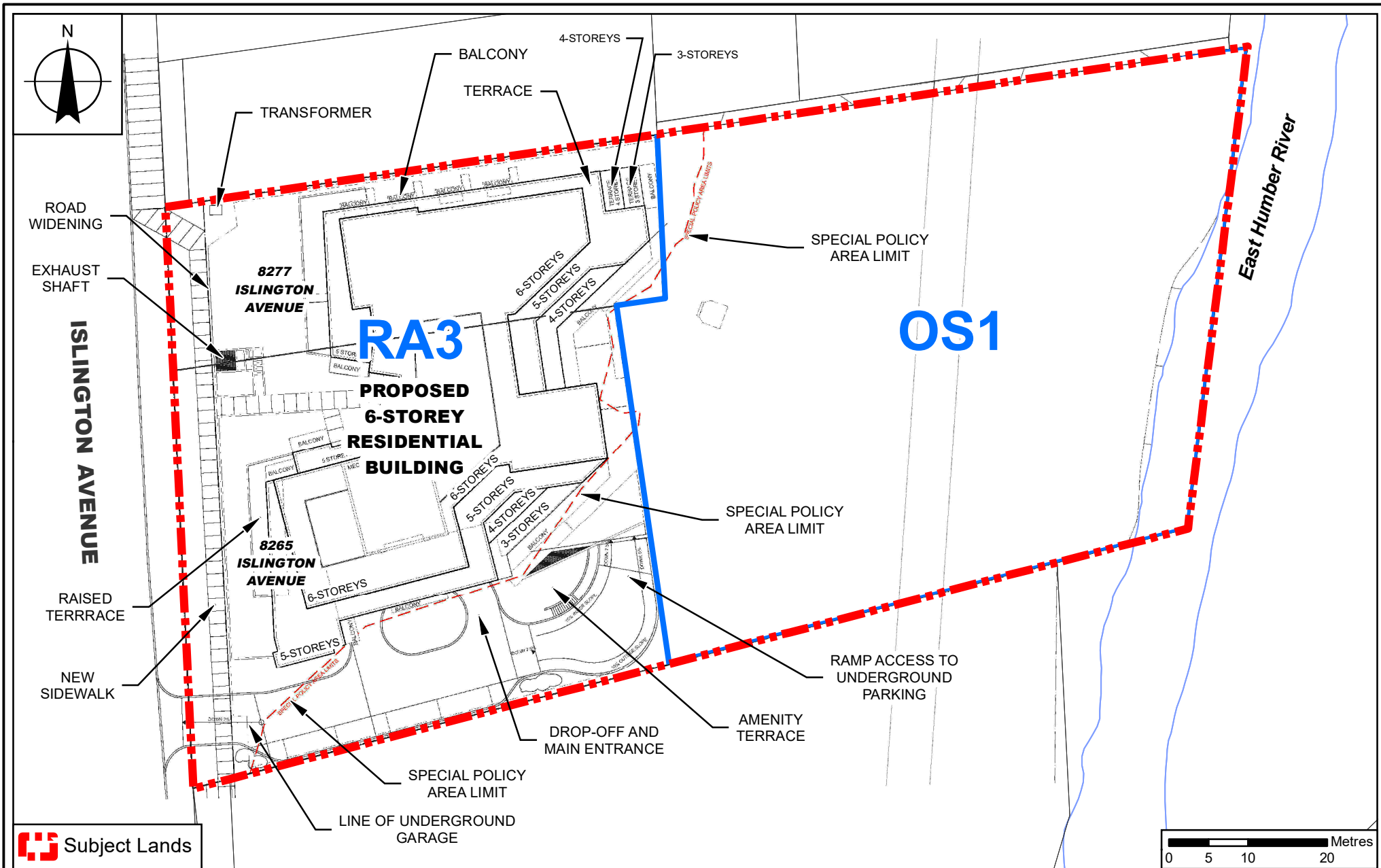
Mauro Peverini, Chief Planning Official

Reviewed by



Jim Harnum, City Manager

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Proposed Zoning and Site Plan

LOCATION:
8265 and 8277 Islington Avenue
Lots 6, 7, 7A, 8 Plan M-1110
Part of Lot 9, Concession 7

APPLICANT:
DCFM Developments
Ltd.



Attachment

FILES:
OP.21.002 and Z.21.003

DATE:
June 1, 2021

2



Landscape Plan

LOCATION:
8265 and 8277 Islington Avenue
Lots 6, 7, 7A, 8 Plan M-1110
Part of Lot 9, Concession 7

APPLICANT:
DCFM Developments
Ltd.

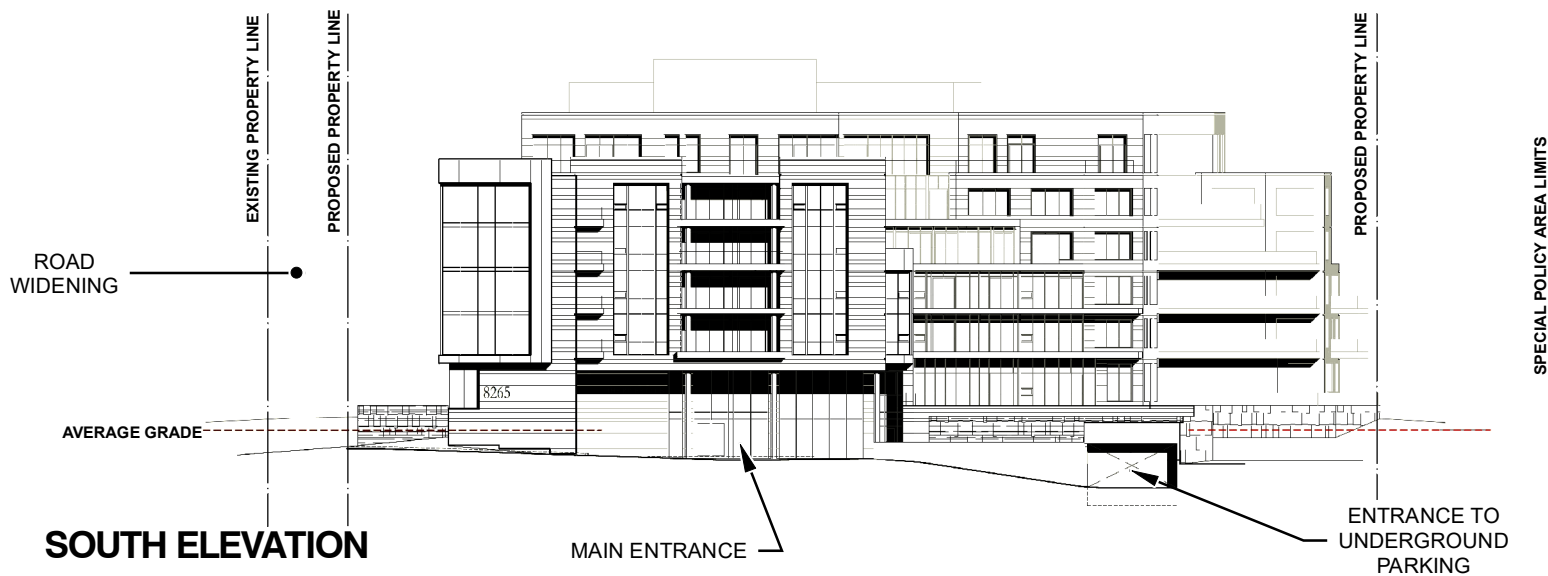
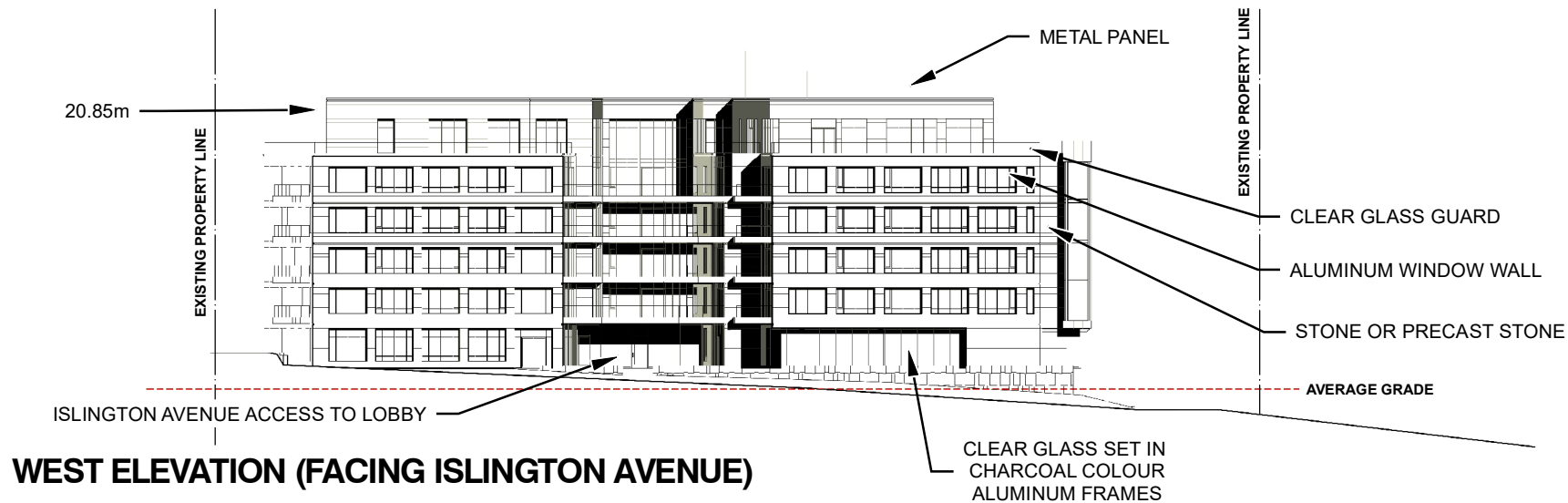


Attachment

FILES:
OP.21.002 and Z.21.003

DATE:
June 1, 2021

3



Building Elevations - West and South

LOCATION:
8265 and 8277 Islington Avenue
Lots 6, 7, 7A, 8 Plan M-1110
Part of Lot 9, Concession 7

APPLICANT:
DCFM Developments
Ltd.

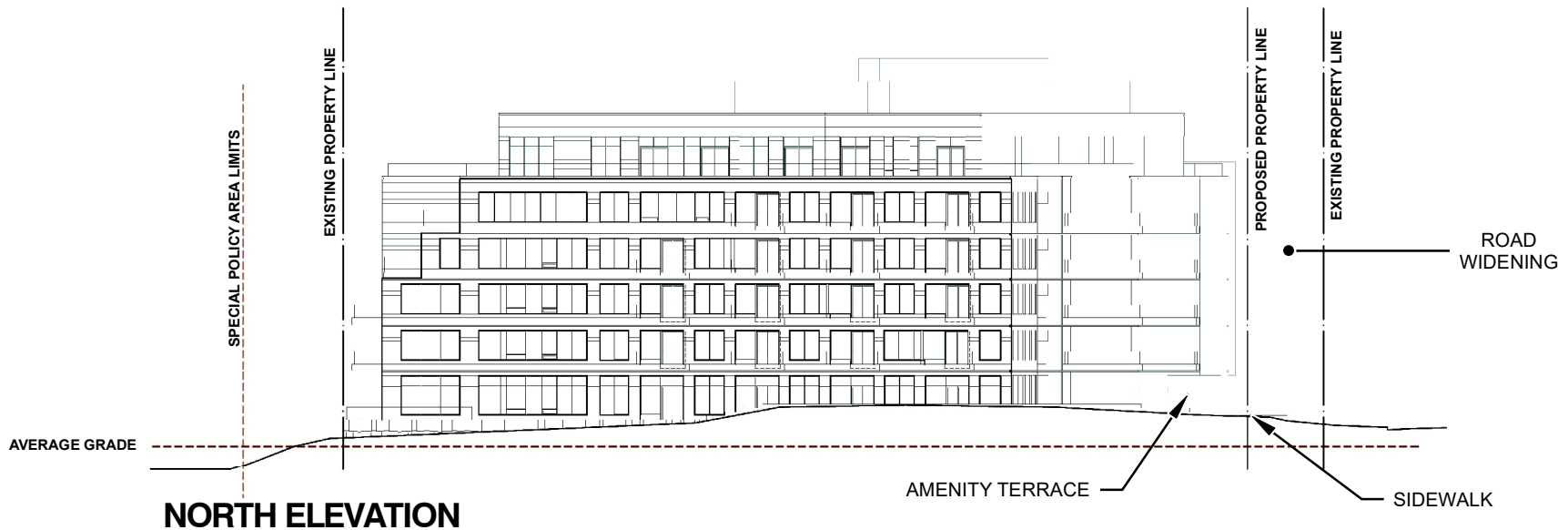
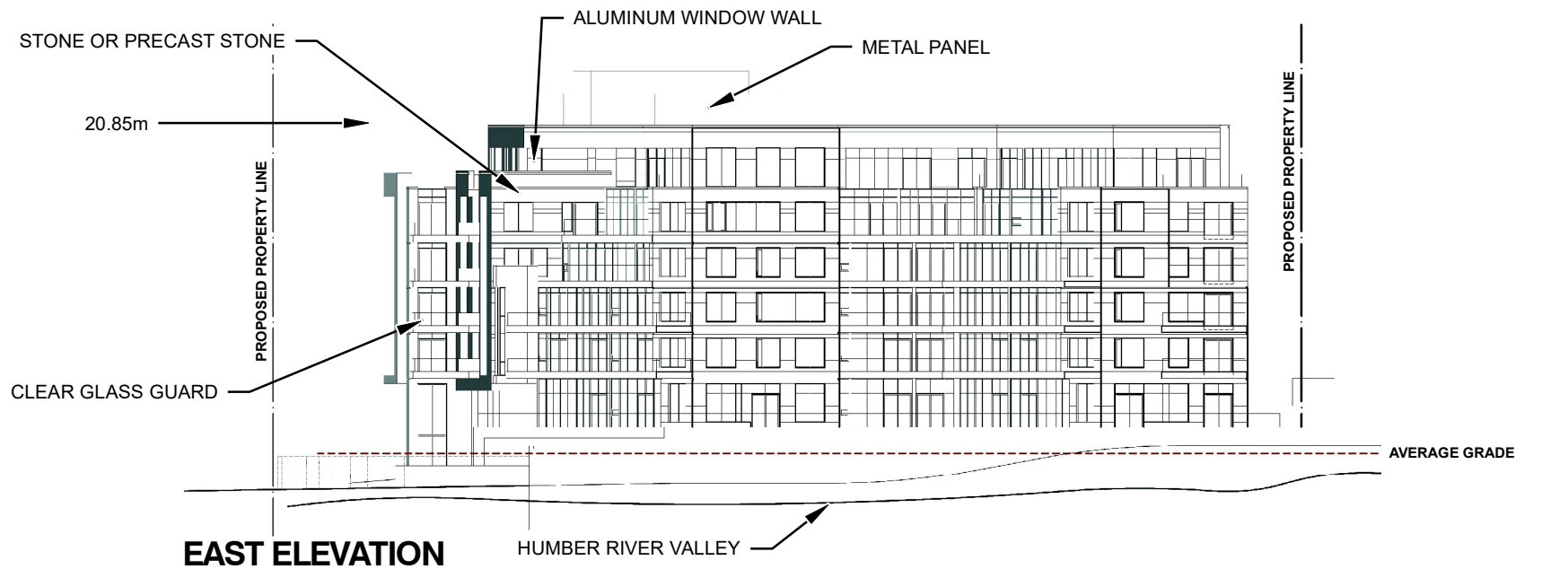


Attachment

FILES:
OP.21.002 and Z.21.003

DATE:
June 1, 2021

4



Building Elevations - East and North

LOCATION:
8265 and 8277 Islington Avenue
Lots 6, 7, 7A, 8 Plan M-1110
Part of Lot 9, Concession 7

APPLICANT:
DCFM Developments
Ltd.

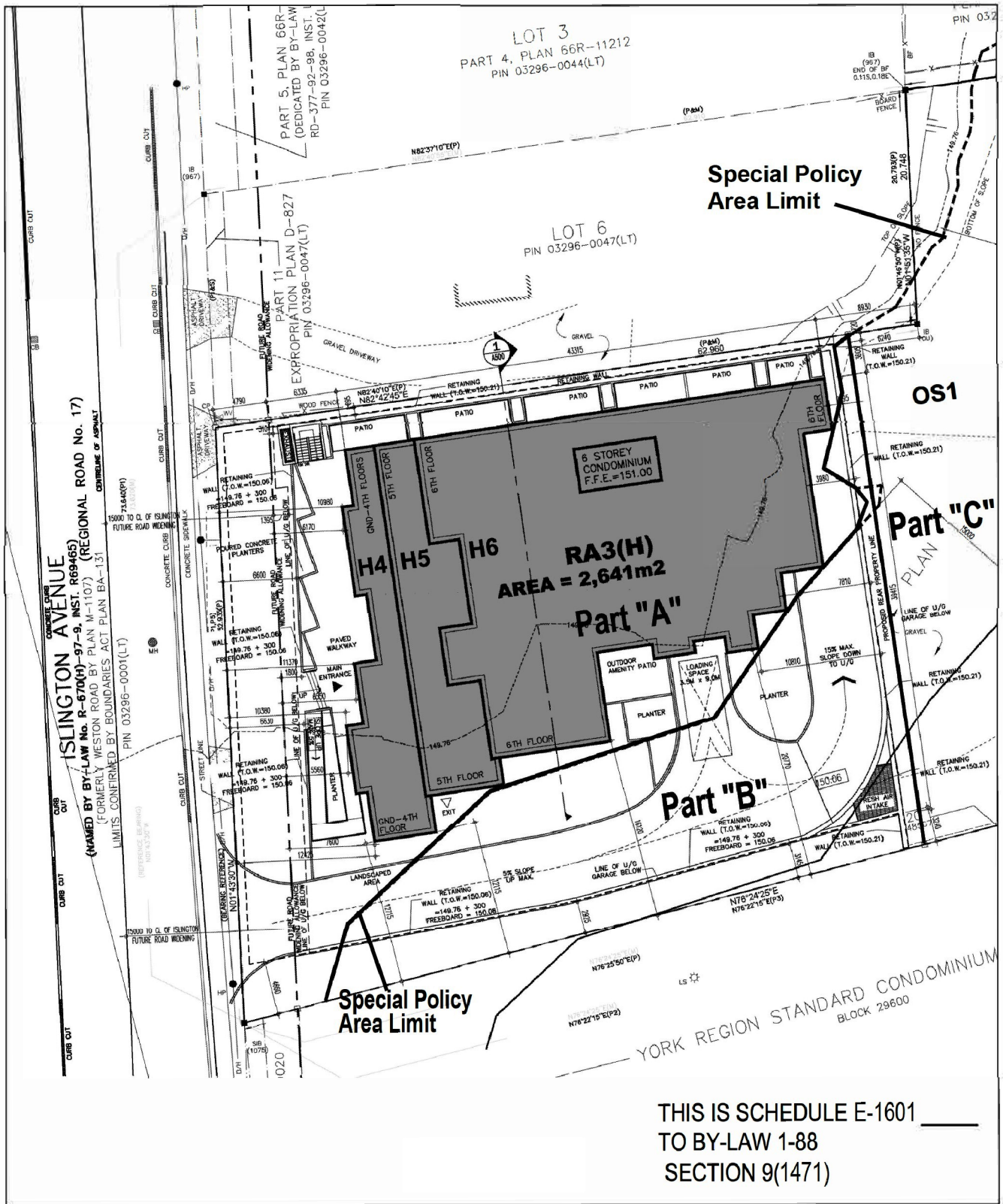


Attachment

FILES:
OP.21.002 and Z.21.003

DATE:
June 1, 2021

5



**Previous LPAT Approved
Development - September 13, 2018
(8265 Islington Avenue)**

LOCATION: 8265 and 8277 Islington Avenue
Lots 6, 7, 7A, 8 Plan M-1110
Part of Lot 9, Concession 7

APPLICANT:
DCFM Developments Ltd.



113

Attachment

FILES:
OP.21.002 and Z.21.003

DATE:
June 1, 2021

6

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 1, 2021

WARD: 1

TITLE: 1539253 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.09.003

ZONING BY-LAW AMENDMENT FILE Z.09.026

10951 KIPLING AVENUE

VICINITY OF KIPLING AVENUE AND TESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.09.003 and Z.09.026 to permit a private recreational facility consisting of outdoor and indoor (within a proposed 1-storey, 11,210 m² indoor facility building) recreational uses, and to retain the existing farm dwelling as an accessory structure for the development as shown on Attachment 2. In addition, the natural features and associated buffers on the subject lands would be rezoned from "A Agricultural Zone" to "OS1 Open Space Conservation Zone", as shown on Attachment 3.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a private recreational facility consisting of outdoor and indoor (1-storey building) and an existing accessory building
- The Natural heritage features and associated buffers will be rezoned from "A Agricultural Zone" to "OS1 Open Space Conservation Zone"
- 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.09.003 and Z.09.026 (1539253 Ontario 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: 10951 Kipling Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. There is an existing farm dwelling situated on the Subject Lands which will be retained and used as an accessory structure to support the development.

Date of Pre-Application Consultation Meeting: When these applications were submitted, there were no requirements for a Pre-Application Consultation Meeting.

Official Plan and Zoning By-law Amendment applications were submitted to Amend Official Plan 600, the in-effect Official Plan to permit a private recreational facility on the Subject Lands

The Owner 1539253 Ontario Inc, (the 'Owner') on September 11, 2009, originally submitted Official Plan and Zoning By-law Amendment applications (the 'Applications') to permit a private recreational facility and accessory structures on the Subject Lands. The proposed development included the following uses:

- a 9-hole golf course and driving range
- a clubhouse building
- 4 baseball and soccer fields
- an ice rink
- swimming pool
- lawn bowling and bocce courts
- tennis courts
- a picnic area

The development also included 720 parking spaces.

The Official Plan and Zoning By-law Amendment applications sought to amend the in-effect "Rural Use Area Policies" of Official Plan 600 ('OPA 600') and the "A Agricultural Zone" of Zoning By-law 1-88 to permit the private recreational facility on the Subject Lands.

The Applications were considered at a Public Hearing on December 1, 2009, where deputations were received from residents and a representative from the Kleinburg Area Ratepayers' Association. The City also received written correspondence regarding the applications. The comments raised at the Public Hearing meeting included the size of the proposed building, traffic and impacts to the natural features on the Subject Lands.

Council on December 14, 2009 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of December 1, 2009 and to forward a comprehensive technical report to the Committee of the Whole.

The Owner proceeded only with the Official Plan Amendment application at the time

As part of the review process, the Owner proceeded to undertake additional studies to determine the extent of the natural features and to determine the development limits for the proposed development of the Subject Lands. After the review of the additional studies and based on the feedback received from City staff and external agencies, the Owner decided to proceed only with the Official Plan Amendment application (File OP.09.003 (the 'OP Application')). As such, it was the intent of the Owner to proceed with the Zoning By-law Amendment application concurrently with a Site Development Application should the OP Application be approved.

The Official Plan Amendment application was considered, and the matter was deferred to allow further consultation and obtain additional information

The Committee of the Whole on June 18, 2013, considered a staff report that recommended approval of the OP Application to amend OPA 600, specifically the "Rural Use Area Policies" designation, to establish the development limits of the Subject Lands in order to permit a private recreation facility including both outdoor and indoor recreational uses.

The original development also requested permission to permit a Cultural Centre, having a maximum building area of 11,210 m². This facility was intended to be used for community activities, including recreational uses, private and public commercial uses incidental to the principal use, and was not intended to include a Place of Worship.

The recommendation also included the requirement for additional studies in support of the submission of the Zoning By-law Amendment and Site Development applications for the Subject Lands.

Vaughan Council on June 25, 2013, deferred consideration of the OP Application to the Committee of the Whole meeting of September 24, 2013, to allow further consultation between the Owner, staff, and local residents. Development Planning staff reported to the September 24, 2013, Committee of the Whole meeting to provide an update on the comments raised at the two community meetings held on July 29, 2013 and August 16, 2013 regarding the OP Application. The comments raised at the meetings included the size of the proposed building, definition of a Cultural Centre, the proposed uses, conformity with the Greenbelt Plan, traffic and the number of parking spaces required for the facility.

The Committee of the Whole deferred the meeting of September 24, 2013 to October 8, 2013. At that meeting the OP Application was deferred to a future Committee of the Whole meeting to allow further consultation and to receive a communication from the Commissioner of Planning, which recommended that this item be deferred to the

October 15 , 2013 Committee of the Whole. Since that time, there has been no further activity by the Owner related to the OP Application.

Vaughan Official Plan 2010 and York Region Official Plan 2010 were appealed to the Ontario Municipal Board, as it relates to the Subject Lands

The Owner on November 12, 2012, appealed Vaughan Official Plan 2010 ('VOP 2010') to the Ontario Municipal Board, now known as the Local Planning Appeal Tribunal (the 'LPAT') as the proposed "Agricultural Area" designation of the Subject Lands under VOP 2010 does not permit the proposed private recreational facility. The appeal has been identified as VOP 2010 Appeal 68 and remains outstanding.

The Owner on May 18, 2015, appealed the York Region Official Plan 2010 ('YROP 2010') to the LPAT. The basis of the appeal was that the Subject Lands were proposed to be redesignated from "Rural Policy Area" to "Agricultural Area" which would not have permitted the proposed private recreational facility. The appeal to YROP 2010 remains outstanding.

The Owner appealed the Applications to the Local Planning Appeal Tribunal

The Owner on April 30, 2014 filed appeals of the site-specific Official Plan and Zoning By-law Amendment Applications (Files OP.09.003 and Z.09.026) to the LPAT for the City's failure to make a decision within the prescribed timelines stipulated under the *Planning Act*.

The Owner has revised the Applications proposing minor adjustments to the original conceptual development plan, and has expanded the range of proposed uses for the Subject Lands

The Owner has revised the Applications for the Subject Lands:

1. Official Plan Amendment File OP.09.003 to amend VOP 2010 to permit a private recreation facility consisting of a 1-storey 11,210m² building, which includes the following uses: soccer field, ice rink, accessory hotel and conference centre; meeting rooms, concession area, accessory restaurant and banquet hall facility and outdoor recreational uses (the 'Development') as shown on Attachment 2.
2. Zoning By-law Amendment File Z.09.026 to amend Zoning By-law 1-88 to permit a private recreation facility on the Subject lands within the "A Agricultural Zone" and to rezone the natural heritage features from "A Agricultural Zone" to "OS1 Open Space Conservation Zone", as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

A Second Public Meeting is required as more than two years have passed since the first Public Hearing was considered by Council

In accordance with Policy 10.1.4.1 of VOP 2010 a new public meeting shall automatically be required when an application has not been considered by Council within two years after the date it was considered at a previous statutory public meeting and/or an application has been significantly amended, such as to increase the proposed

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density and/or building height, beyond what was proposed and considered by Council at a previous public meeting. Since it has been more than two years since the December 1, 2009 Public Meeting for the Applications, a second Public Meeting is required.

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

- a) Date the Notice of Public Meeting was circulated: May 7, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on Kipling Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within the expanded polling area shown on Attachment 1, to the Kleinburg and Area Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 11, 2021 by the Development Planning Department.

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

Previous Reports/Authority

Previous reports relating to the Subject Lands can be found at the following links:
[December 1, 2009. Committee of the Whole Public Hearing \(Item 1, Report 56\)](#)
[June 18, 2013, Committee of the Whole meeting, \(item 9, Report 32\)](#)

Analysis and Options

The revised Development and expanded range of uses will be reviewed to ensure conformity with OPA 600, which is the in-effect policy framework and with VOP 2010 and the Greenbelt Plan 2017

Official Plan Designation - OPA 600

- OPA 600 is in effect as it relates to the Subject Lands
- "Rural Use Area" and "Valley Stream Corridor" on Schedule F – Rural Area General
- This designation permits recreational uses, subject to a site-specific amendment to OPA 600 to ensure the general criteria outlined in Section 6.2.1 of OPA 600 are addressed
- The range of recreational uses proposed for the Subject Lands will be reviewed for conformity with the "Rural Use Area" designation of OPA 600

Official Plan Designation - VOP 2010

- “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1- Urban Structure by VOP 2010
- “Core Feature” on Schedule 2 – Natural Heritage Network
- Designated “Agricultural” and “Natural Area” on Schedule 13 – Land Use by VOP 2010
- This designation does not permit the recreational uses on the Subject Lands
- An amendment to VOP 2010 is required to permit recreational uses within the “Agricultural” land use designation
- The Owner has appealed VOP 2010 to the LPAT as it relates to the Subject Lands and therefore it is not in effect

Greenbelt Plan 2017

- “Protected Countryside” and forms part of the “Natural Heritage System”

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

Zoning:

- “A - Agricultural Zone” by Zoning By-law 1-88
- Permitted uses include a community centre and limited recreational uses, but does not permit the private recreational facility as proposed with the range of recreational uses being proposed
- The Owner proposes to rezone the Natural Features on the Subject Lands to “OS1 - Open Space Conservation Zone”, as shown on Attachment 3
- The Owner also proposes to amend Zoning By-law 1-88 to expand and define the range of permitted uses within the lands zoned “A - Agricultural Zone” together with the site-specific exceptions identified in Table 1 below

Table 1:

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements	Proposed Exceptions to the A - Agricultural Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a street	Means the parcel of land (Subject Lands) shall be deemed to be one lot notwithstanding the number of buildings and structures constructed thereon, the creation of separate parcels by way of plan of condominium, consent, conveyance of private or public roads and reserves, and any easements or registration that are granted

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements	Proposed Exceptions to the A - Agricultural Zone Requirements
b.	Permitted Recreational Uses in an A - Agricultural Zone and Definition of "Indoor Facility"	<p>Agricultural Zone Permits limited recreational uses as follows:</p> <ul style="list-style-type: none"> - Bowling Green - Curling rink - Private or municipal swimming or wading pool - Skating rink - Tennis courts - Add a definition of Indoor Facility 	<p>Permit the following uses on the Subject Lands in the A - Agricultural Zone:</p> <p><u>Outdoor uses:</u></p> <ul style="list-style-type: none"> - Parks and playgrounds - Racquet courts - Lawn bowling greens - Skating and curling rinks - Athletic fields - Swimming pools - Day camps - Snow skiing and walking trails - together with accessory buildings and structures <p>An Indoor Facility, which is defined as:</p> <p>A building having a maximum 11, 210 m² gross floor area that permits indoor recreational uses intended to complement the outdoor recreational uses throughout the year, which can include the following but not be limited to:</p> <ul style="list-style-type: none"> - an indoor soccer facility - ice rink and curling rink - bowling alley - accessory hotel and conference centre / meeting rooms - concession area

	Zoning By-law 1-88 Standard	A - Agricultural Zone Requirements	Proposed Exceptions to the A - Agricultural Zone Requirements
			<ul style="list-style-type: none"> - accessory restaurant and banquet hall to hold functions associated with sports leagues using the recreational playing fields and which can be rented for weddings and other special occasions during off-peak hours or off-season periods; locker rooms, washroom facilities, administrative offices; storage and maintenance rooms and associated parking related to the permitted uses. <p>The following uses shall be prohibited:</p> <ul style="list-style-type: none"> - a track for racing of animals, motor vehicles, snowmobile, motorcycles - golf driving ranges - miniature golf courses, or golf courses - community centre - a place of worship

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive 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	<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

	MATTERS TO BE REVIEWED	COMMENT(S)
	Policies, York Region and City Official Plan Policies	Golden Horseshoe, 2019, as amended (the 'Growth Plan') the Greenbelt Plan 2017 as amended, the policies of the York Region Official Plan 2010 ('YROP') , VOP 2010 and OPA 600
b.	Appropriateness of Amendments to OPA 600, VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> • The appropriateness of the site-specific amendment as required by OPA 600 will be reviewed in consideration of the existing land use designation, the latest concept plan and the range of proposed uses identified in Table 1 of this report • The Applications will be reviewed in consideration of the policies of VOP 2010, which are not in effect on the Subject Lands • The appropriateness of permitting the range of proposed uses on the Subject lands as additional uses within the "A Agricultural Zone" of By-law 1-88 will be reviewed in consideration of the existing and surrounding land uses • Maximum gross floor areas will be considered for some of the proposed indoor uses identified in Table 1 (e.g. hotel and convention centre and banquet hall) to ensure these uses remain accessory to the recreation uses and do not occupy the entirety of the proposed indoor facility building
c.	Conformity with the Greenbelt Plan 2017 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, and York Region Official Plan 2010	<ul style="list-style-type: none"> • On the date the Applications were submitted in 2009, they were reviewed in accordance with the applicable provincial policies at that time, the Greenbelt Plan, 2005 and the Growth Plan, 2005. • The Subject Lands were designated as "Rural Policy Area" by the York Region Official Plan, 1994 and as "Rural Use Area" under OPA 600. Notwithstanding, the Applications will be reviewed for conformity pursuant to the updated and in-effect provincial and municipal plan policy framework • The Subject Lands are located within the Protected Countryside land use designation of the Greenbelt Plan, 2017. Further, the Subject Lands are also identified as being within a Prime Agricultural Area in accordance with the Agricultural Land Base mapping issued in support of

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the Growth Plan, 2019, as amended, on February 9, 2018</p> <ul style="list-style-type: none"> Non-agricultural uses are not permitted within prime agricultural areas of the Protected Countryside with the exception of those uses permitted under Section 4.2 to 4.6 of the Greenbelt Plan related to infrastructure, cultural heritage and natural resources
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
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 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
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities
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.	Future Site Plan	<ul style="list-style-type: none"> The Owner is required to submit a Site Development Application should the Applications be approved
i.	Road Widenings, Access, Traffic and Parking	<ul style="list-style-type: none"> The Subject Lands will have access from Kipling Avenue, a City road with a planned right-of way of 26 m. If the Applications are approved the Owner shall convey the necessary road widening to the satisfaction of the City

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ Development Engineering will review the location of the proposed access from Kipling Avenue and identify any required land conveyances and/or road dedications ▪ The Owner has submitted a Traffic Impact Study in support of the Development which will be reviewed and approved by the Development Engineering Department
j.	Withdrawal of VOP 2010 LPAT Appeal 68	<ul style="list-style-type: none"> ▪ Should the Applications be approved, a condition of approval will require the Owner to resolve and withdraw Appeal 68 to the satisfaction of the Deputy City Manager Administrative Services and City Solicitor and the Deputy City Manager of Planning and Growth Management ▪ Should the Applications receive approval and Appeal 68 is resolved and withdrawn the appropriate amendments to VOP 2010 will be required
k.	The Active Together Master Plan (ATMP)	<ul style="list-style-type: none"> ▪ Should the Applications be approved, opportunities for shared use arrangements with private recreational facilities to provide additional recreational opportunities for the surrounding community and in keeping with the ATMP may be considered through further review

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 Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

Attachments

1. Context and Location Map
2. Concept Plan
3. Proposed Zoning

Prepared by

Eugene Fera, Senior Planner, ext. 8003

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

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

Approved by

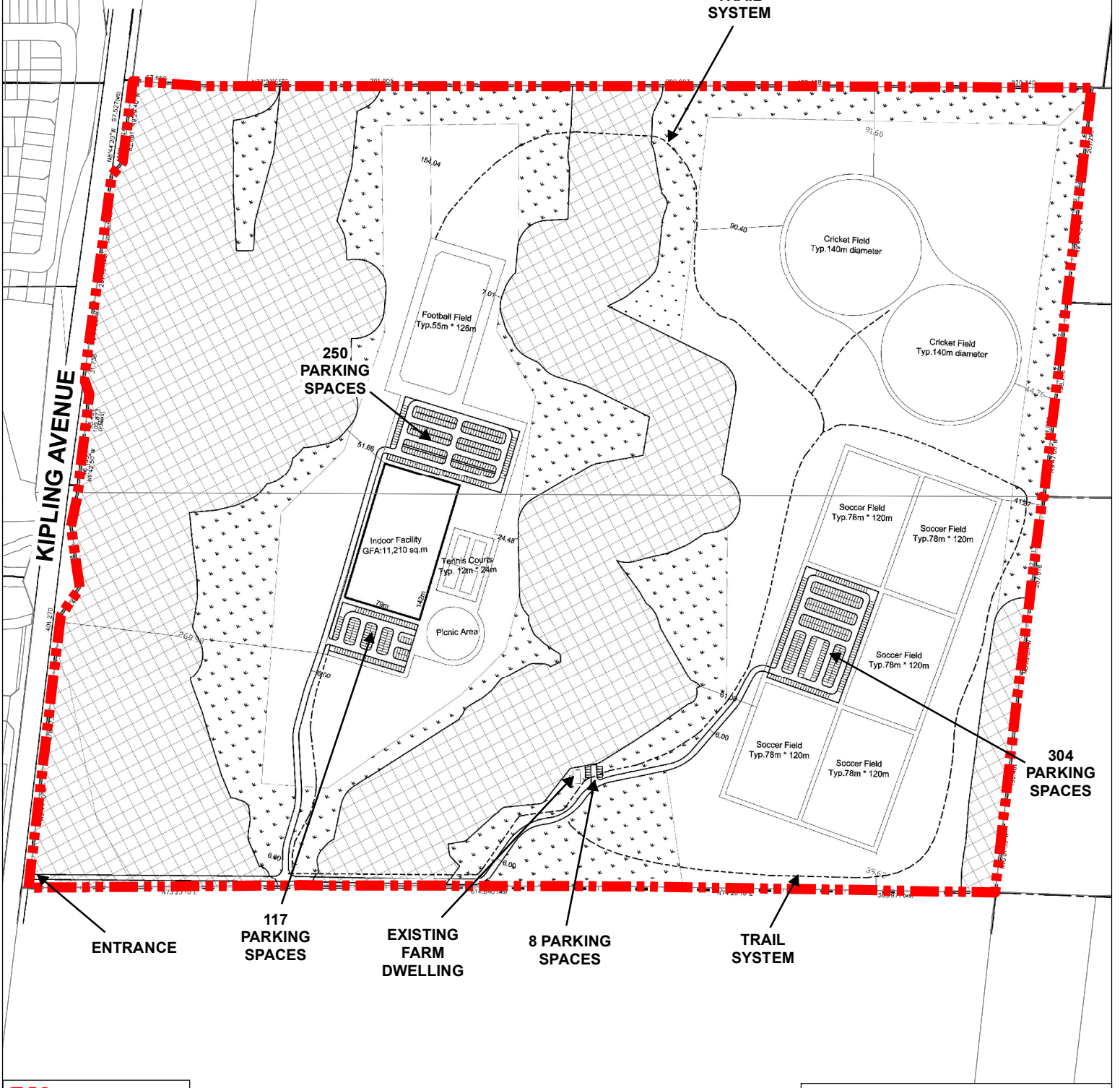
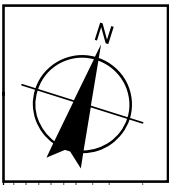



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

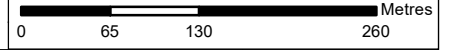
Reviewed by



Jim Harnum, City Manager



 Subject Lands



Concept Plan

LOCATION: Part of Lot 27,
Concession 7; 10951 Kipling Avenue

APPLICANT:
1539253 Ontario Inc.

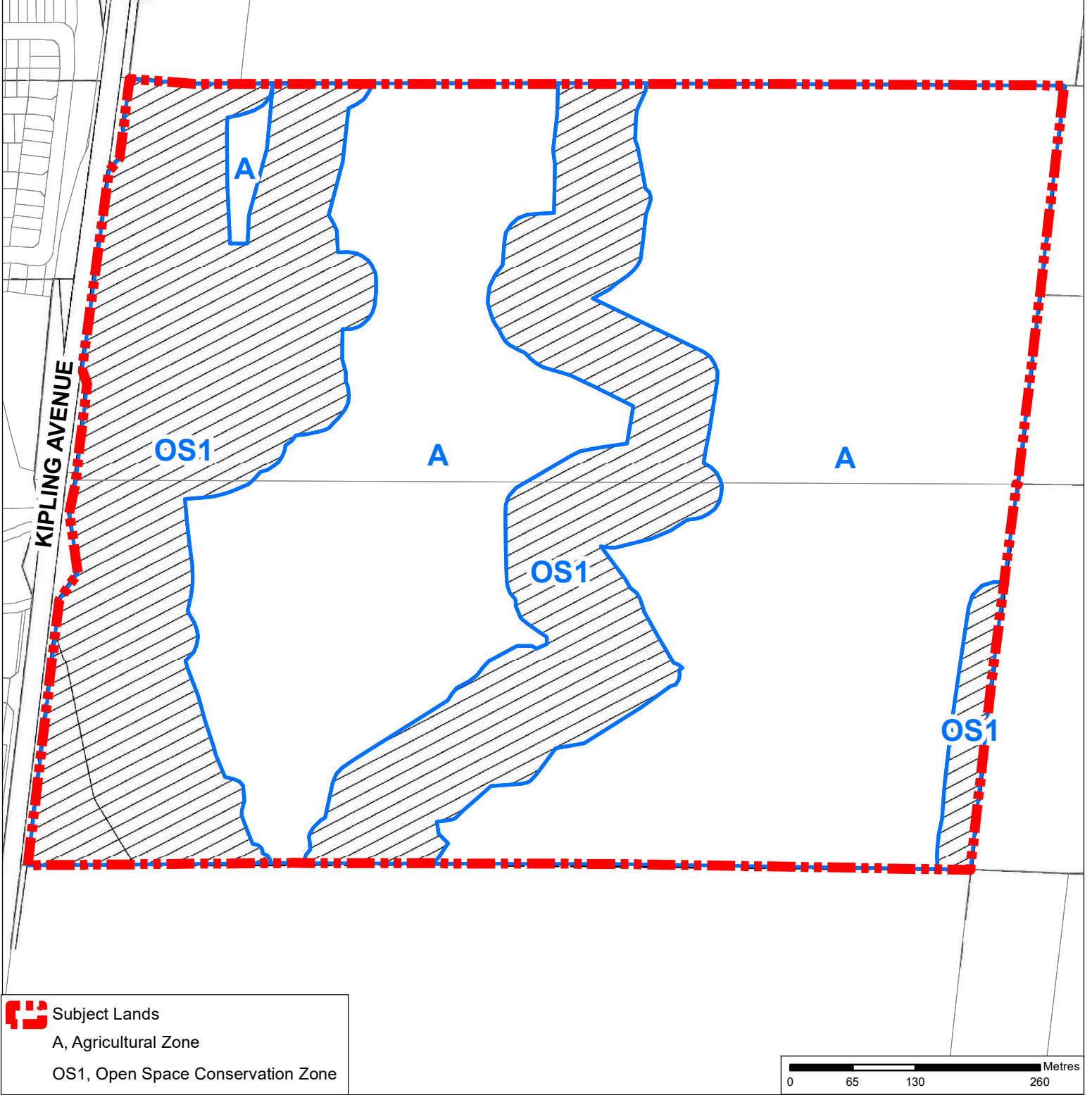
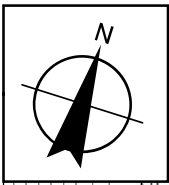


Attachment

FILES: OP.09.003 and
Z.09.026

DATE:
June 1, 2021

2



Proposed Zoning

LOCATION: Part of Lot 27,
Concession 7; 10951 Kipling Avenue

APPLICANT:
1539253 Ontario Inc.



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Attachment

FILES: OP.09.003 and
Z.09.026

DATE:
June 1, 2021

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