



**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.

Monday, June 14, 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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| 2. | 2371933 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE
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Information Item from the Deputy City Manager, Planning and Growth
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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: Monday, June 14, 2021

WARD: 2

**TITLE: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL
ZONING BY-LAW AMENDMENT FILE Z.21.007
325 WOODBRIDGE AVENUE
VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE**

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 on the subject lands to permit a retail store as an accessory use within the existing former fire hall building, as shown on Attachment 2. The proposed accessory retail store will operate as an experiential learning centre as part of the existing high school located on the subject lands.

Report Highlights

- The Owner proposes to amend the zoning on the subject lands to permit a retail store as an accessory use within the existing former fire hall building
- 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.21.007 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: 325 Woodbridge Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands previously contained a former City of Vaughan Fire Hall (Fire Hall #7-3).

Date of Pre-Application Consultation Meeting: January 27, 2021

Date application was deemed complete: April 9, 2021

Previous Zoning By-law Amendment and Site Development Applications were approved for the Subject Lands

- The Owner purchased the Subject Lands from the City in 2014 and intended to repurpose the former fire hall as an arts centre. After the purchase, the Owner decided the arts centre would be better suited through an expansion to the existing Toronto District Christian High School ('TDCH') building located west of the Subject Lands at 377 Woodbridge Avenue
- The former fire hall was then intended to be used as a Private School and Technical or Commercial School with the adjacent high school, as part of the TDCH campus
- Council on April 11, 2018, approved Zoning By-law Amendment File Z.17.012 to permit a Technical School in the "A Agricultural Zone" and the "R2 Residential Zone" located at 377 Woodbridge Avenue, and to permit a Private School and Technical or Commercial School in the "M3 Transportation Industrial Zone" on the Subject Lands. The implementing Zoning By-law was approved on June 19, 2018 as By-law 116-2018
- Council on April 11, 2018, also approved Site Development File DA.17.024 to permit a 2-storey addition to the existing TDCH to facilitate the arts centre and for site alterations related to parking and access

A Zoning By-law Amendment Application has been submitted to permit an accessory retail store on the Subject Lands

The Owner has submitted Zoning By-law Amendment File Z.21.007 (the 'Application') for the Subject Lands to amend Zoning By-law 1-88, specifically to permit an accessory retail store as an accessory use within a Private School and Technical or Commercial School in the "M3 Transportation Industrial Zone", as shown on Attachment 2 (the 'Proposal'), together with the site-specific zoning exceptions identified in Table 1.

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 21, 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 Woodbridge 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, the West Woodbridge Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The Development Planning Department received one (1) email inquiry from a resident on May 5, 2021 requesting information on the proposed retail store. Staff confirmed there will be no external changes to the fire hall building and the retail store (thrift store) will be open to the public. No additional comments have been received as of May 25, 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

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

[Public Meeting Item 3, Report No 36 October 3, 2017](#)

[Council Extract Committee of the Whole Item 2, Report 14 \(pages 46-56\), April 11, 2018](#)

Analysis and Options

The Proposal conforms to Vaughan Official Plan 2010

Official Plan Designation:

- "Community Area" on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- Designated "Deferral Area" by Section 11.5 - the Kipling Avenue Corridor Secondary Plan ('KACSP') in Volume 2 of VOP 2010 for consideration as an arts centre. However, Section 11.5.13.19 of the KACSP states "in the interim, the underlying designation of "Low-Rise Residential A" will continue to apply to the lands". The City sold the Subject Lands to the Owner and the arts centre was integrated into the TDCH. Therefore, the "Low Rise Residential A" designation applies to the Subject Lands
- School uses are permitted within all residential designations of the KACSP
- Section 11.5.11.2 of the KACSP permits ancillary retail uses provided they are located at grade level and face the street
- The TDCH school campus has a gross floor area ('GFA') of 9,569 m² (including the 548 m² GFA fire hall). The proposed accessory 330 m² retail store is 3% of the total GFA of the TDCH school campus, is located at grade level and faces Woodbridge Avenue
- The proposed retail store will be operated by students and volunteers as an ancillary use within the existing fire hall building, as part of an experiential learning centre for the TDCH
- The Proposal conforms to VOP 2010

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

Zoning:

- The Subject Lands are zoned “M3 Transportation Industrial Zone” (‘M3 Zone’) and subject to site-specific Exception 9(1462), as shown on Attachment 1. The M3 Zone does not permit an accessory retail store use
- The Owner proposes to amend the M3 Zone on the Subject Lands to permit a retail store as an accessory use to the Private School and Technical or Commercial School use, as shown on Attachment 2, and defined as follows:

“A retail store shall be permitted with a maximum gross floor area of 330 m² as an accessory use to the existing Private and Technical or Commercial School (within the fire hall building).”

- The Proposal does not include any changes to the existing building elevations or site plan

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	COMMENTS
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 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 KACSP
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed accessory retail store use will be reviewed in consideration of the existing and planned surrounding land uses
c.	Woodbridge Heritage Conservation District Plan (‘WHCDP’)	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the WHCDP. The Cultural Heritage Division has no concerns with the Application as no changes are proposed to the exterior of the existing building
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted studies and reports in support of the Application 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

	MATTERS TO BE REVIEWED	COMMENTS
e.	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

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 Laura Janotta, Planner, Development Planning Department, ext. 8634.

Attachments

1. Context and Location Map
2. Existing Site Plan

Prepared by

Laura Janotta, Planner, ext. 8634

Mark Antoine, Senior Planner, ext. 8212

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

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

Approved by

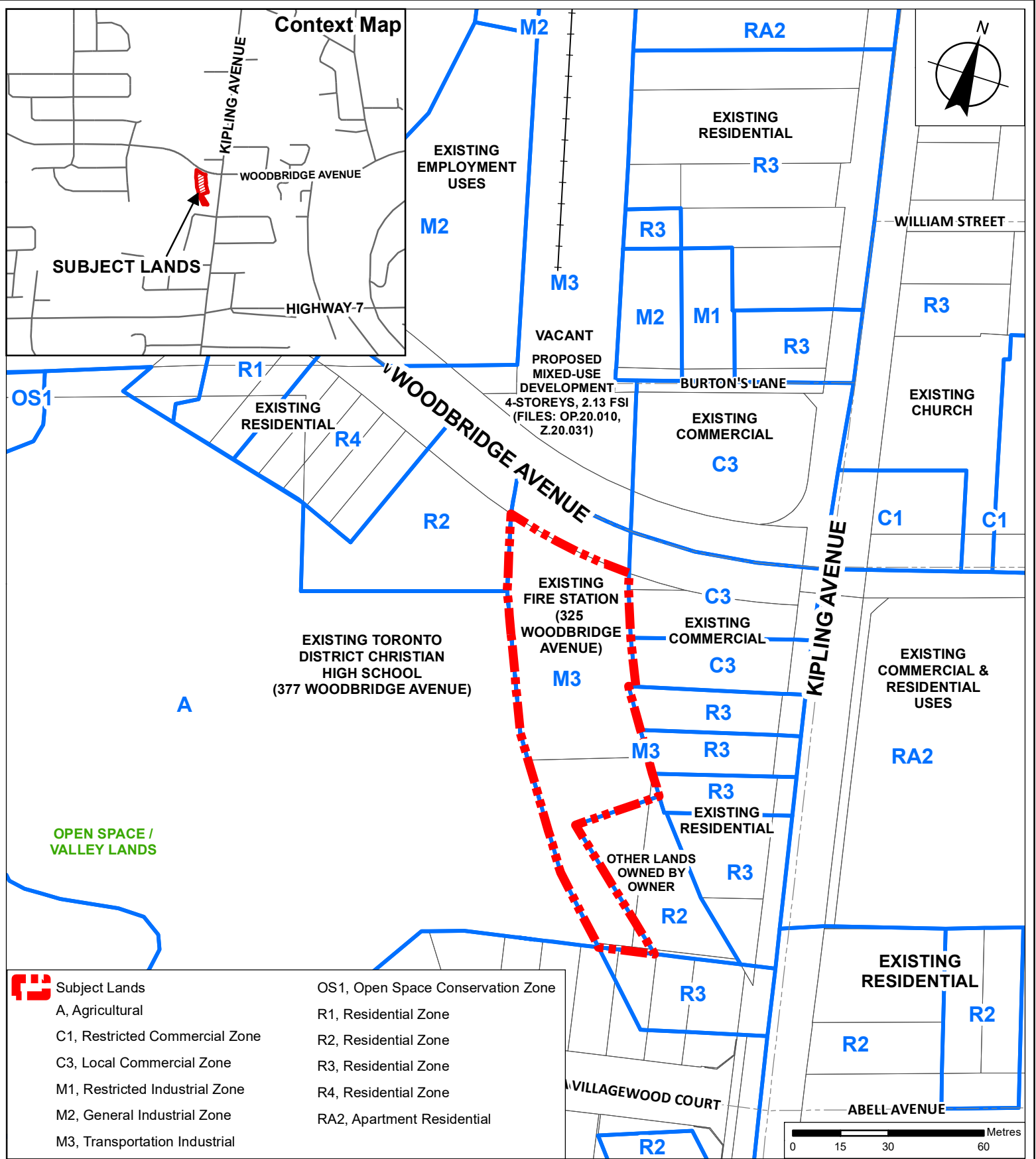


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION: Part of Lot 7, Concession 8;
325 Woodbridge Avenue

APPLICANT:
Toronto District Christian High School

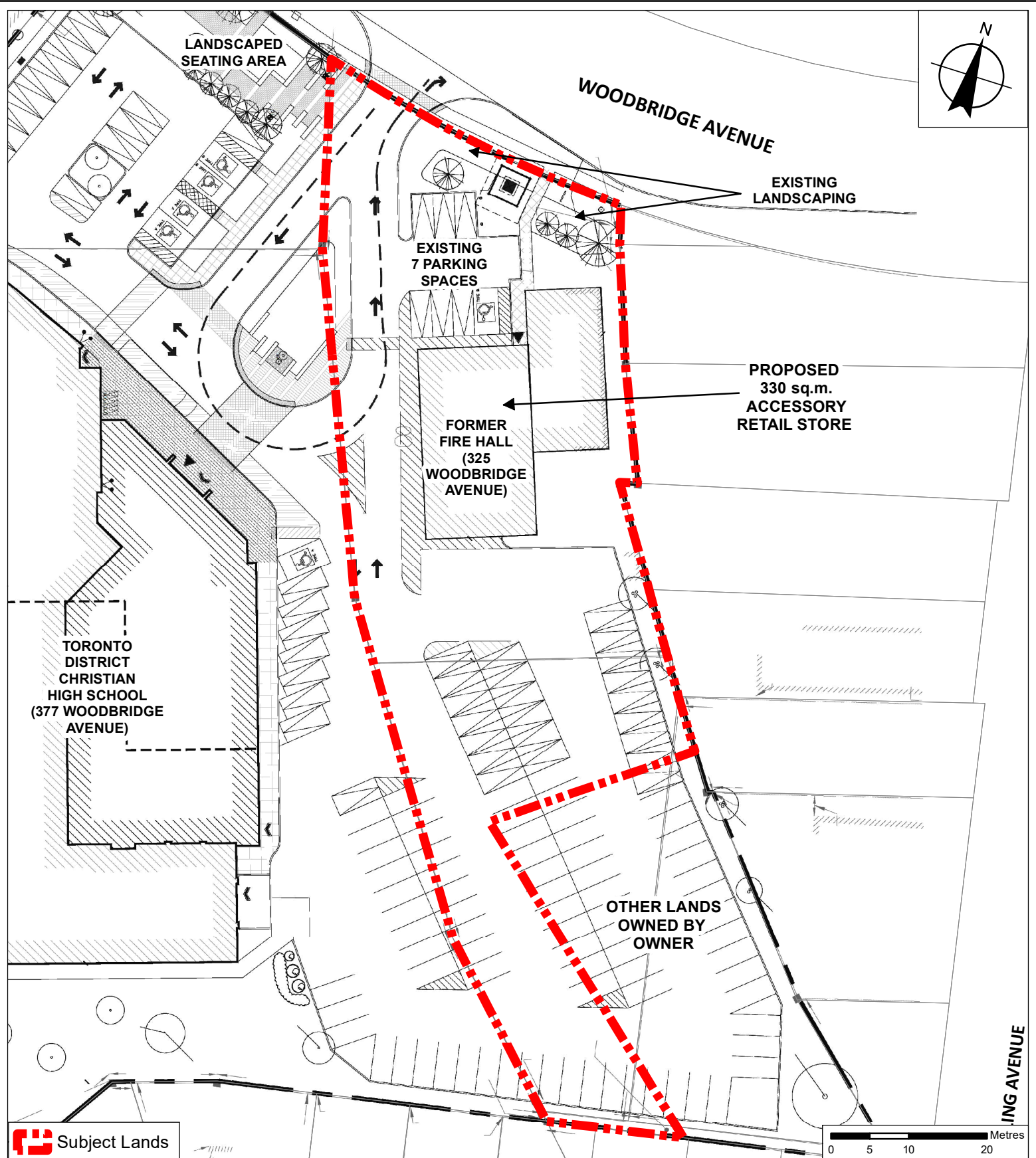


Attachment

FILE:
Z.21.007

DATE:
June 14, 2021

1



Existing Site Plan

LOCATION: Part of Lot 7, Concession 8;
325 Woodbridge Avenue

APPLICANT:
Toronto District Christian High School



Attachment

FILE:
Z.21.007

DATE:
June 14, 2021

2

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD: 3

TITLE: 2371933 ONTARIO INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.006

ZONING BY-LAW AMENDMENT FILE Z.21.009

7520, 7540 AND 7560 WESTON ROAD

VICINITY OF WESTON ROAD AND HIGHWAY 7

FROM:

Haiqing Xu, Deputy City Manager Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on applications to redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” and rezone the subject lands from “C7 Service Commercial Zone” subject to site-specific Exception 9(477B), to “RA3 Residential Apartment Zone”, together with the site-specific exceptions identified in Table 1 of this report. The Owner, in advance of the completion of the Weston Road and Highway 7 Secondary Plan Study, seeks approval to permit a proposed development consisting of two mixed-use buildings with heights of 45 and 42-storeys sharing a 4-storey podium, 952 residential dwelling units, a maximum floor space index of 7.38 times the area of the lot and 1,247 m² of at-grade commercial floor space, as shown on Attachments 2 to 5.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to facilitate the development of 45 and 42-story buildings with at-grade commercial uses.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- The development is located within the Weston Road and Highway 7 Secondary Plan Area. The Owner proposes to obtain approval of the applications prior to the completion of the Weston Road and Highway 7 Secondary Plan Study; however, Council has not approved any applications proceeding in advance of the Weston Road and Highway 7 Secondary Plan.
- This report identifies preliminary issues to be considered in a technical report prepared by the Development Planning Department for a future Committee of the Whole meeting.

Recommendations

1. THAT to be consistent with a previous Council resolution for planning applications within the Weston Road and Highway 7 Secondary Plan area, dated September 29, 2020, the applications do not proceed in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council;
2. THAT Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.21.006 and Z.21.009 (2371933 Ontario Inc.) and receive technical comments; and
3. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.006 and Z.21.009 (2371933 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Background

Location: 7520, 7540 and 7560 Weston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 25, 2020

The Subject Lands are located within an area identified as the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Secondary Plan

Vaughan Official Plan 2010 ('VOP 2010'), Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area ('Weston 7 Secondary Plan'). The Weston 7

Secondary Plan is comprised of a 129 ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Chrislea Road/Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west, as shown on Attachment 1. The study area is located west of the Vaughan Metropolitan Centre ('VMC'), the City's planned downtown, primary growth node and Urban Growth Centre as identified in A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan').

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showing how the character and function of the area can develop in the future and a set of guiding principles including:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained
- a clearly defined role for the Weston 7 Secondary Plan within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan area will be planned as a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City in May 2020, initiated Phases 2 and 3 of the Weston 7 Secondary Plan. Through Phase 2, the preferred land use plan, including heights and densities, and the supporting transportation network, parks and open spaces, and servicing will be established to support the anticipated growth and create a complete community. Through Phase 3, a draft of the Weston 7 Secondary Plan will proceed to Council for adoption. A Transportation Master Plan ('TMP') is being undertaken concurrently with the Weston 7 Secondary Plan to develop the transportation infrastructure that supports the forecasted growth.

The Policy Planning and Environmental Sustainability Department ('PPES') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study and Integrated Planning and Capital Asset Management ('IPCAM') has retained WSP to lead the TMP.

Council did not approve the recommendations to process other applications in the area in advance of the Weston 7 Secondary Plan

Council on September 29, 2020, considered Public Meeting reports for the following applications within the Weston 7 Secondary Plan:

- Wedgewood Columbus Limited Files OP.19.015 and Z.19.039 located at 7887 Weston Road
- Calloway REIT (400 and 7) Inc. Files OP.19.012 and Z.19.036 located at 137 Chrislea Road, 57 and 101 Northview Boulevard

Council on September 29, 2020, adopted the following resolution regarding these applications:

“That Council does not approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council.”

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development in advance of the completion of the Weston 7 Secondary Plan

2371933 Ontario Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands, in advance of the completion of the Weston 7 Secondary Plan, to permit the proposed development (the ‘Development’) consisting of two mixed-use apartment buildings with heights of 45-storeys (Tower A) and 42-storeys (Tower B), 952 total residential dwelling units, sharing a 4-storey podium containing a Gross Floor Area (‘GFA’) of 1,247 m² of at-grade commercial space, served by 3 levels of above ground parking and 2 levels of underground parking, as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.21.006 to redesignate the Subject Lands from “Mid-Rise Mixed-Use”, with no maximum prescribed height or density, to “High-Rise Mixed-Use” with a maximum permitted building height of 45-storeys and floor space index (‘FSI’) of 7.38 times the area of the lot.

The proposed Official Plan Amendment containing the policies and schedules, submitted by the Owner, is included as Attachment 6.

2. Zoning By-law Amendment File Z.21.009 to rezone the Subject Lands from “C7 Service Commercial Zone”, subject to site-specific Exception 9(477B), to “RA3 Residential Apartment Zone”, together with the site-specific exceptions identified in Draft Zoning By-law Amendment included as Attachment 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 one Notice Sign was installed along each street frontage being Weston Road, Rowntree Dairy Road and Wings Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area within 750 m of the Weston 7 Secondary Plan area boundary, as shown on Attachment 1, to the Weston Downs 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 18, 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 the link to the Weston 7 Secondary Plan Study (Phase 1) report: [June 19, 2019 Council Weston Road and Highway 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

Analysis and Options

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

Official Plan Designation:

- "Primary Centres" by Schedule 1 - Urban Structure in VOP 2010
- "Mid-Rise Mixed-Use" with no prescribed maximum building height or density, which are to be established through the Weston 7 Secondary Plan Study, by Schedule 13 - Land Use in VOP 2010
- This designation permits a range of uses including residential units, mid-rise, public, and private institutional building types, home occupations, community facilities, cultural uses, retail uses, office uses, parking garages, hotels, and gas stations
- The Owner proposes to redesignate the Subject Lands to the "High-Rise Mixed-Use" designation, with a maximum permitted building height of 45-storays and a maximum permitted FSI of 7.38 times the area of the lot to facilitate the Development, in advance of the Weston 7 Secondary Plan
- VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

- Policy 10.1.1.6 states: “That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area.”;
- Policy 10.1.1.13 states: “That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application.”; and
- Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application, it states (in part) “That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting.”

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

- “C7 Service Commercial Zone” (‘C7 Zone’) by Zoning By-law 1-88, and subject to site-specific Exception 9(477B)
- This Zone and site-specific Exception permits a range of service commercial uses including various automobile related uses, banks and financial institutions, banquet halls, business and professional offices, clubs or health centres, day nurseries, eating establishments, hotels, motels, convention centres, personal service uses, limited retail uses, pharmacies and retail warehouses restricted to the sale of certain goods as outlined in site-specific Exception 9(477B)
- This Zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to a “RA3 Residential Apartment Zone” (‘RA3 Zone’), together with the site-specific zoning exceptions identified in Attachment 7

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, 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’), the Growth Plan, and the policies of the York Region Official Plan, 2010 (‘YROP’), Weston 7 Secondary Plan and VOP 2010
b.	Appropriateness of Amendments to VOP 2010 and Consideration of the Applications in Advance of the Weston 7 Secondary Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time ▪ Should Council approve the Recommendations in this report, the Applications will not be considered by Council in advance of the Weston 7 Secondary Plan; however, staff will continue to process the Applications and receive comments ▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan, including, but not limited to, the draft Land Use Plan in relation to Vaughan’s City-Wide Urban Design Guidelines, analysis of parkland and affordable housing requirements in intensification areas, and the TMP ▪ The Applications will be reviewed in consideration of any emerging policies from the Secondary Plan study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> – High-Rise Mixed-Use designation policies – High-Rise Buildings – Intensification Areas – Primary Centres – Regional Intensification Corridors – Major Retail Uses – Secondary Plan Policies – Appropriateness of the proposed building heights and density, road and pedestrian network, and land use – Transportation network assessment – Affordable Housing Policies – Park and Open Space and Recreation Policies

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	The proposed Master Plan Demonstrates Competing Building Heights and Density with the Vaughan Metropolitan Centre ('VMC')	<ul style="list-style-type: none"> ▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas) and is the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan as an Urban Growth Centre ('UGC'). UGCs are to become focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth ▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, identified the Weston 7 Secondary Plan as separate and distinct from the VMC ▪ The proposed building height and density exceeds some of the approved and in-progress applications in the VMC, the City's downtown. The Subject Lands are separated from the VMC by Highway 400 and are within a Primary Centre as identified in VOP 2010 (Schedule 1 - Urban Structure). In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the Urban Structure established in VOP 2010, the Weston 7 Secondary Plan Area should not compete with the planned function of the VMC, but should become a complete community supportive of transit and mixed-use development appropriate for a Primary Centre ▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications ▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Comprehensive Review	<ul style="list-style-type: none"> ▪ The Applications will be considered comprehensively with the existing and proposed development in the south-west quadrant of the Weston 7 Secondary Plan Area ▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or upgrades needed to the Weston 7 Secondary Plan area. The Development may need to be modified to protect for and not preclude the transportation network(s) and infrastructure improvements implemented through the completed Weston 7 Secondary Plan and TMP ▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, built form, transportation, phasing, servicing, open space, and community uses ▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario, York Region, and the City
e.	Appropriateness of Proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and the proposed amendments to Zoning By-law 1-88 identified on Attachment 7 required to implement the Development will be reviewed in consideration of the existing, planned surrounding land uses
f.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned road right-of-way width for Weston Road. In addition, driveway access locations, design, and road improvements, if required
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including Crime Prevention Through Environmental Design ('CPTED') , Leadership in Energy and Environmental Design ('LEED') , permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier
i.	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
j.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
k.	Urban Design Guidelines and Public Art	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Streetscape Implementation Manual and City-Wide Urban Design Guidelines
l.	Site Development and Draft Plan of Condominium Applications	<ul style="list-style-type: none"> Site Development and Draft Plan of Condominium Applications will be required, if the Applications are approved, to permit the Development and to establish the future ownership tenure(s) for the buildings
m.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The DRP must review the Applications prior to proceeding to the Committee of the Whole
n.	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 Ontario, external public agencies and utilities, and the Public, Separate, and French School Boards
o.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.

	MATTERS TO BE REVIEWED	COMMENT(S)
p.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City’s bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i> as it reads 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 (4%) ▪ Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City’s passage of a CBC By-law September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City’s passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at that time, the City will be permitted to collect community benefits pursuant to that instrument
q.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals

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 identified will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.006. At the time of the preparation of this report, York Region has not confirmed exemption from York Region approval of the Official Plan amendment application.

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 Chris Cosentino, Planner, Development Planning Department, ext. 8215.

Attachments

1. Location Map and Weston 7 Secondary Plan Area
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations - South and East
5. Building Elevations - North and West
6. Draft Official Plan Amendment
7. Draft Zoning By-law Amendment

Prepared by

Chris Cosentino, Planner, ext. 8215.

Margaret Holyday, Senior Planner, ext. 8216.

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

Bill Kiru, Acting Director of Development Planning, ext. 8407.

Approved by

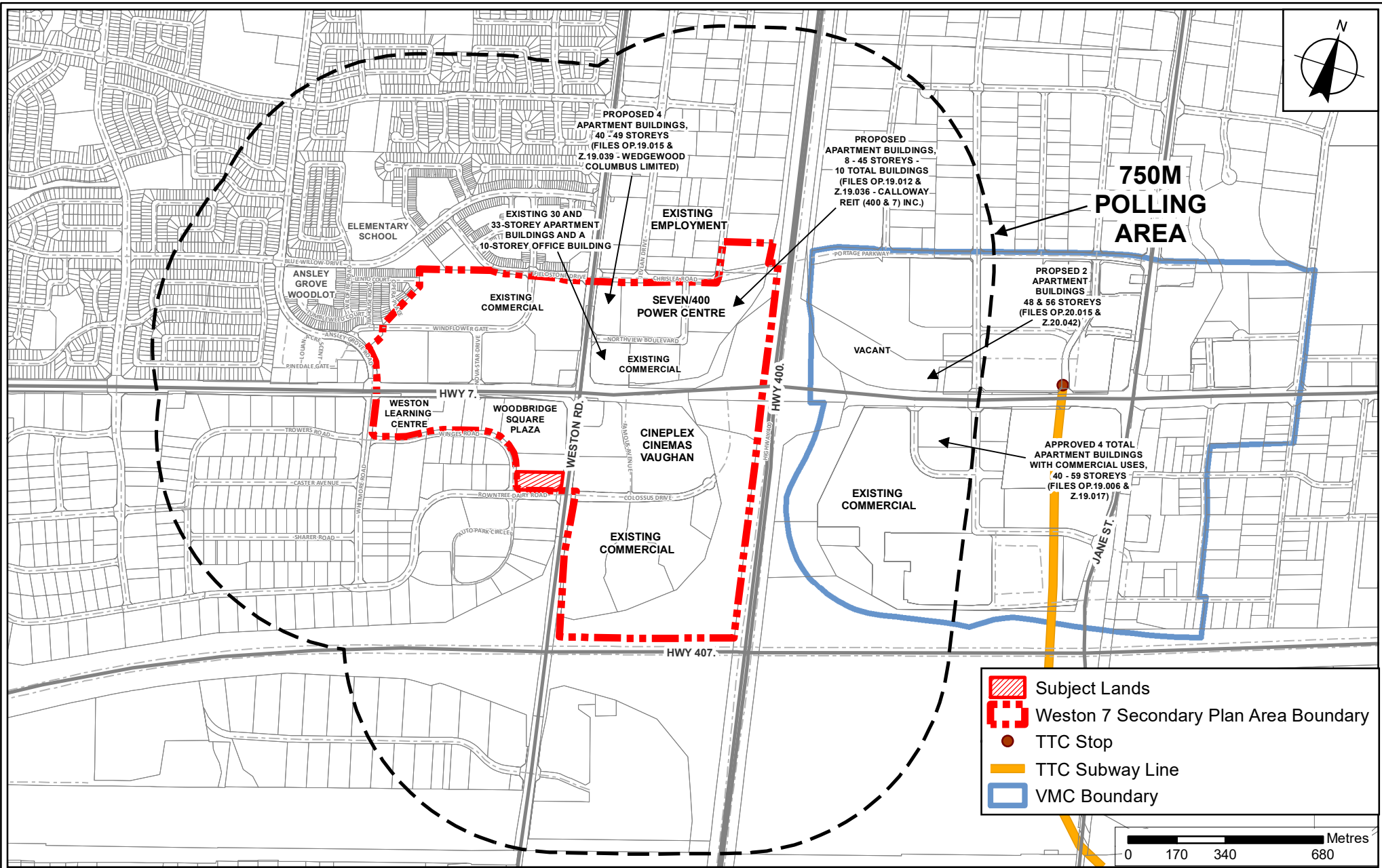


Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Location Map and Weston 7 Secondary Plan Area

LOCATION: Part of Lot 5, Concession 6
7520, 7540, 7560 Weston Road
APPLICANT:
2371933 Ontario Inc.

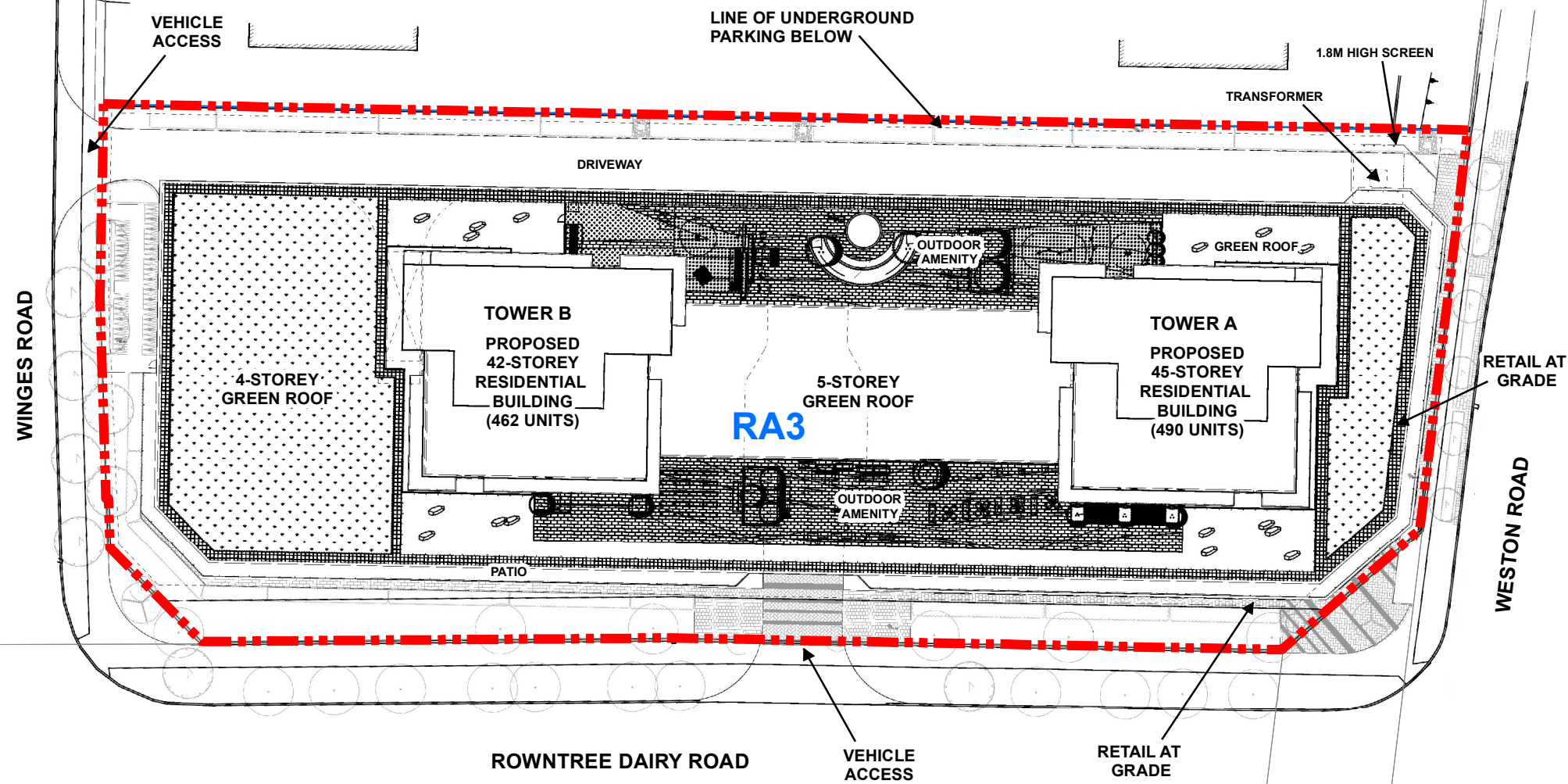
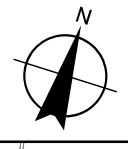


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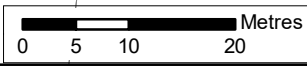
FILES:
OP.21.006 and Z.21.009

DATE:
June 14, 2021

1



 Subject Lands
RA3, Apartment Residential Zone



Site Plan and Proposed Zoning

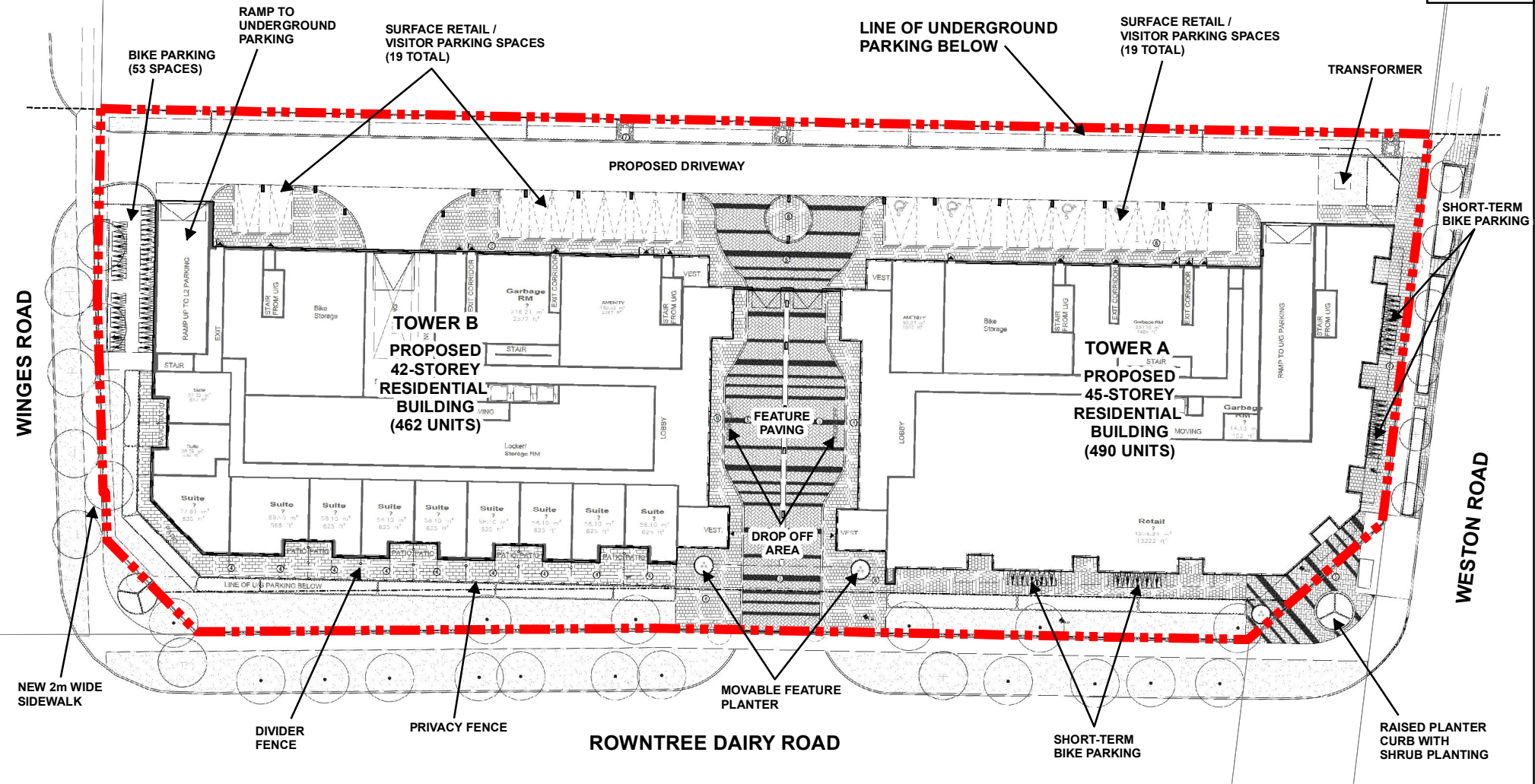
LOCATION: Part of Lot 5, Concession 6
7520, 7540, 7560 Weston Road
APPLICANT:
2371933 Ontario Inc.



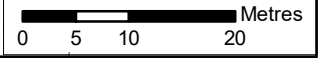
Attachment

FILES:
OP.21.006 and Z.21.009
DATE:
June 14, 2021

2



 Subject Lands



Landscape Plan

LOCATION: Part of Lot 5, Concession 6
7520, 7540, 7560 Weston Road

APPLICANT:
2371933 Ontario Inc.

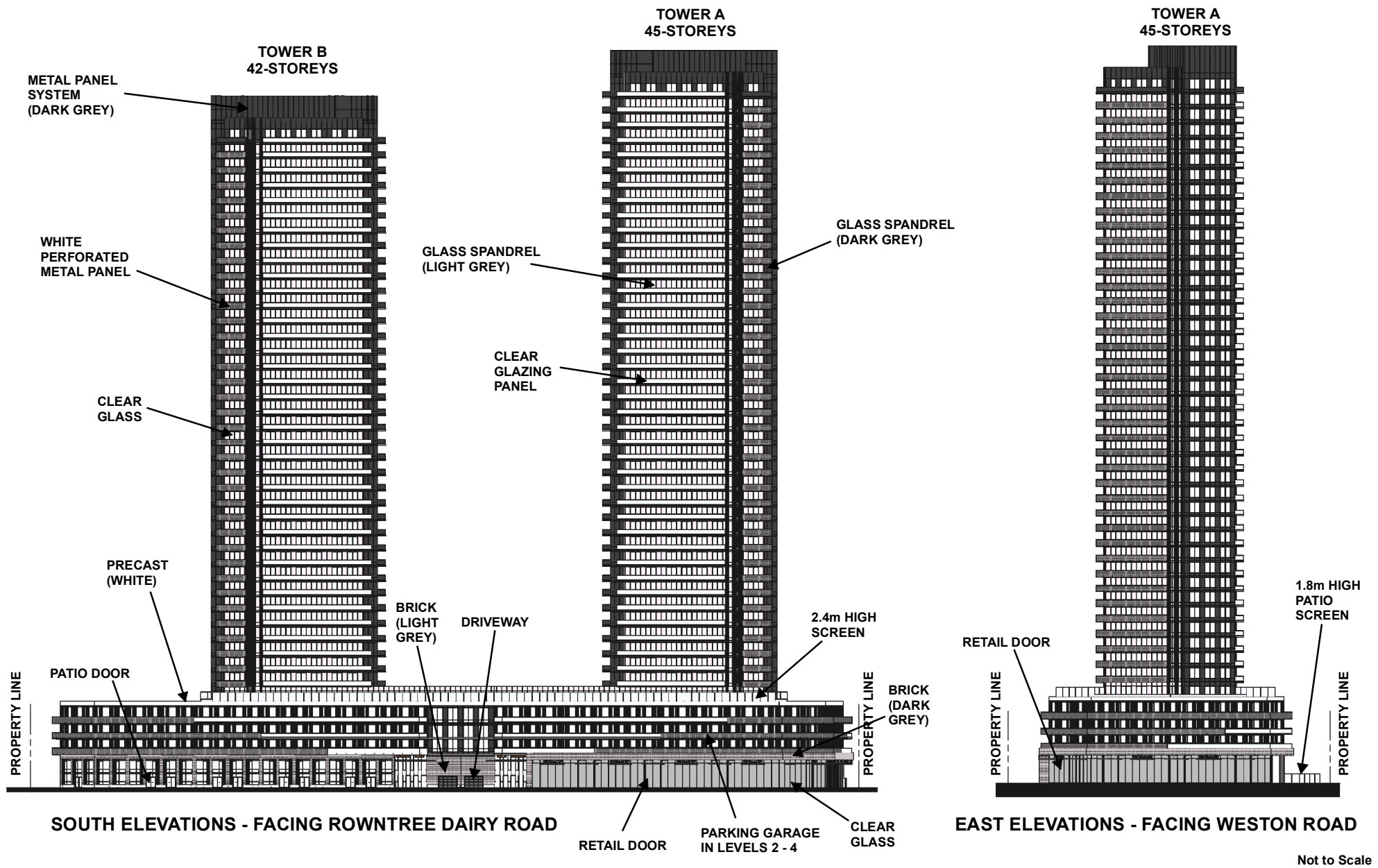


Attachment

FILES:
OP.21.006 and Z.21.009

DATE:
June 14, 2021

3



Building Elevations - South and East

LOCATION: Part of Lot 5, Concession 6
7520, 7540, 7560 Weston Road
APPLICANT: 2371933 Ontario Inc.

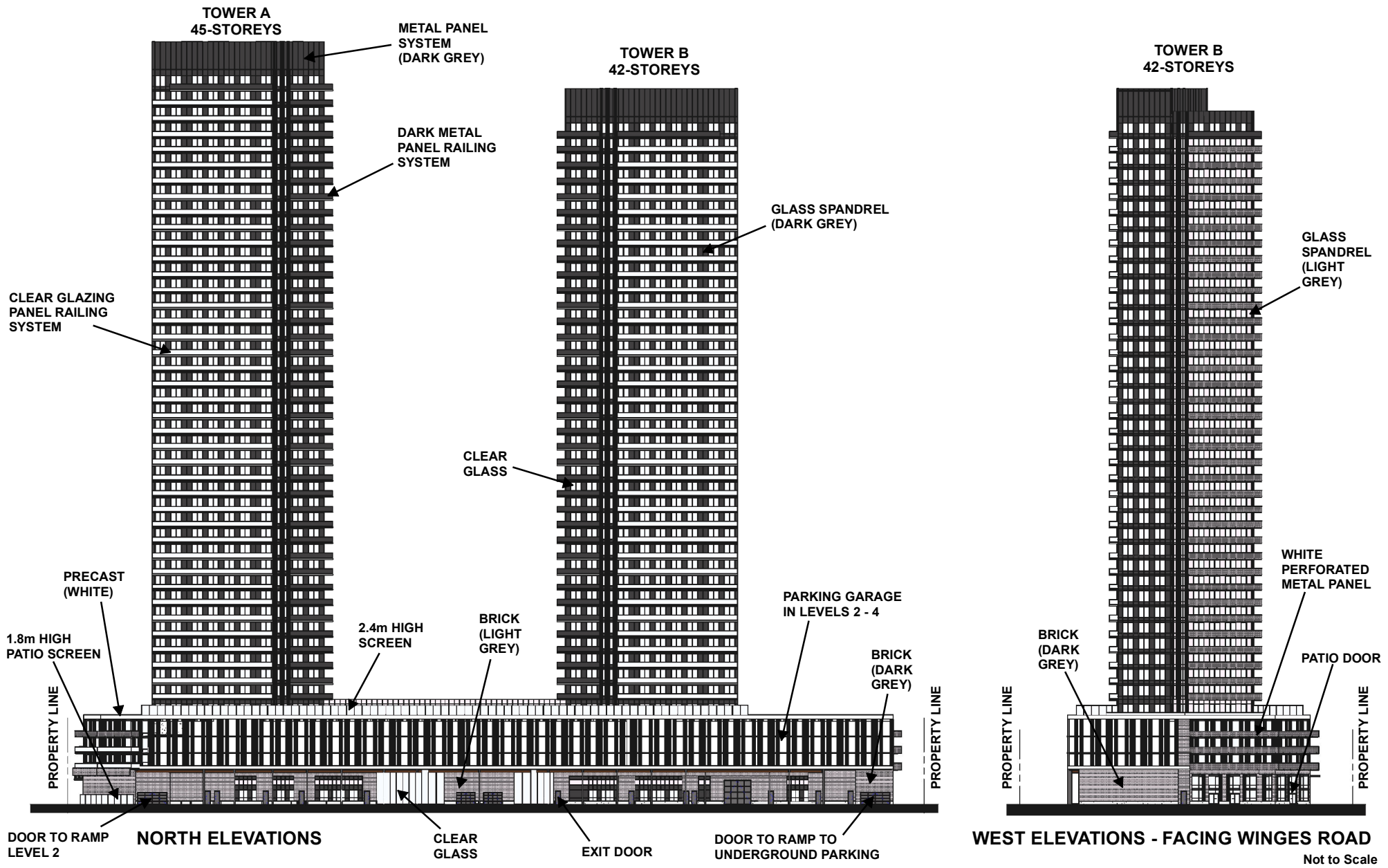


Attachment

FILES:
OP.21.006 and Z.21.009

DATE:
June 14, 2021

4



Building Elevations - North and West

LOCATION: Part of Lot 5, Concession 6
7520, 7540, 7560 Weston Road
APPLICANT: 2371933 Ontario Inc.



Attachment

FILES:
OP.21.006 and Z.21.009

DATE:
June 14, 2021

5

**Attachment 6
Draft Official Plan Amendment**

THE CITY OF VAUGHAN
BY-LAW

BY-LAW NUMBER XXX-2021

A By-law to adopt Amendment Number ____ to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the attached Amendment Number ____ to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule “1” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by the City of Vaughan Council this ____ day of _____, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

**AMENDMENT NUMBER ____-21
TO THE OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedule "1" constitute Amendment Number ____ to the Official Plan of the Vaughan Planning Area.

I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically to redesignate the subject lands from “Mid-Rise Mixed-Use” and to “High-Rise Mixed-Use” to facilitate a high-rise mixed-use development.

II LOCATION

The lands subject to this Amendment (hereinafter referred to as “Subject Lands”), are shown on Schedules “1”, attached hereto as “Area Subject to Amendment No. ____”. The Subject Lands of 7520, 7540 and 7560 Weston Road (“The Subject Lands”) are located on the northwest corner of Weston Road and Rowntree Dairy Road (Lot 1, Plan 65M-2339).

III BASIS

The request to amend VOP 2010 is based on the following considerations:

1. The proposed use of the Subject Lands meets the intent of the Provincial Policy Statement (PPS) with respect to the efficient use of land and infrastructure and constitutes part of the City’s intensification areas. The proposal is also consistent with Provincial initiatives to accommodate sufficient land for future growth in underutilized sites, promote a mix of uses, and minimizing the length of trips by supporting public and active transportation.
2. The proposed development conforms to the policies of the Growth Plan for the Greater Golden Horseshoe (“The Growth Plan”) as it promotes growth and intensification within a strategic growth area within immediate access to a major transit station area. This location is transit supportive as the site is in close proximity to frequent rapid transit services along Highway

7 and Weston Road, which include the Viva BRT and the recent TTC subway extension to the VMC. The location is ideal for reducing car dependency for residents and encouraging transit usage as well as walking or cycling. This proposal also makes use of existing municipal infrastructure within the community, including water supply, waste water, and storm drainage systems.

3. The Region of York Official Plan designates the Subject Lands as “Urban Area” which permits the type of mixed-use development that is proposed on site. The Subject Lands are also positioned within an area that can accommodate growth through intensification near Regional Corridors, Regional Transit Priority Networks, and Regional Rapid Transit Corridors. The Subject Properties are located in a built-up urban area with a full supply of existing infrastructure that is readily available. This includes municipal infrastructure such as road access, water, sanitary and storm water facilities.

4. The City of Vaughan Official Plan (“VOP 2010”) supports intensification through high-rise mixed-use built form in areas within close proximity to rapid public transit and major arterial roads such as Weston Road. The VOP 2010 includes the Subject lands within a Primary Centre and designates them as Mid-Rise Mixed-Use. The VOP also supports redevelopment of underutilized sites through intensification, and encourages that residential growth occur within the existing urban settlement area of the City and adjacent to the Major Transit Network and Major Transit Station Areas (MTSAs). As such, the proposed redesignation of the Subject lands to “High-Rise Mixed-Use” is appropriate and is supported by the growth management, transportation, public realm, urban design, and built-form policies of the VOP 2010.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 is hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” of VOP 2010 by redesignating the Subject Lands on Schedule “1” to this Amendment from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”.
2. Amending Volume 1, Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010 by adding the Subject Lands on Schedules “1” to this Amendment, attached hereto as “Subject Lands”.
2. Amending Volume 2, Section 13.1 – “Areas subject to Site-Specific Policies” by adding the following policy:

“OPA #XXX - 13.1.1.X The lands municipally known as 7520, 7540, and 7560 Weston Road and identified on Schedule 14-C (as item #___) are subject to the policies set out in Section 13.X.X.X of this Plan”

3. Adding the following policies to Volume 2, Section 13 – “Site Specific Policies”, and renumbered in sequential order including a location map of the subject lands as per Schedule “1”:

OPA #___ 13.X.X 7520, 7540 and 7560 Weston Road

13.X.1 General

13.X.1.1 Notwithstanding the policies within Volume 1 of VOP 2010, the following policies and development criteria shall apply to the lands identified on Map 13.X.X:

13.X.1.2

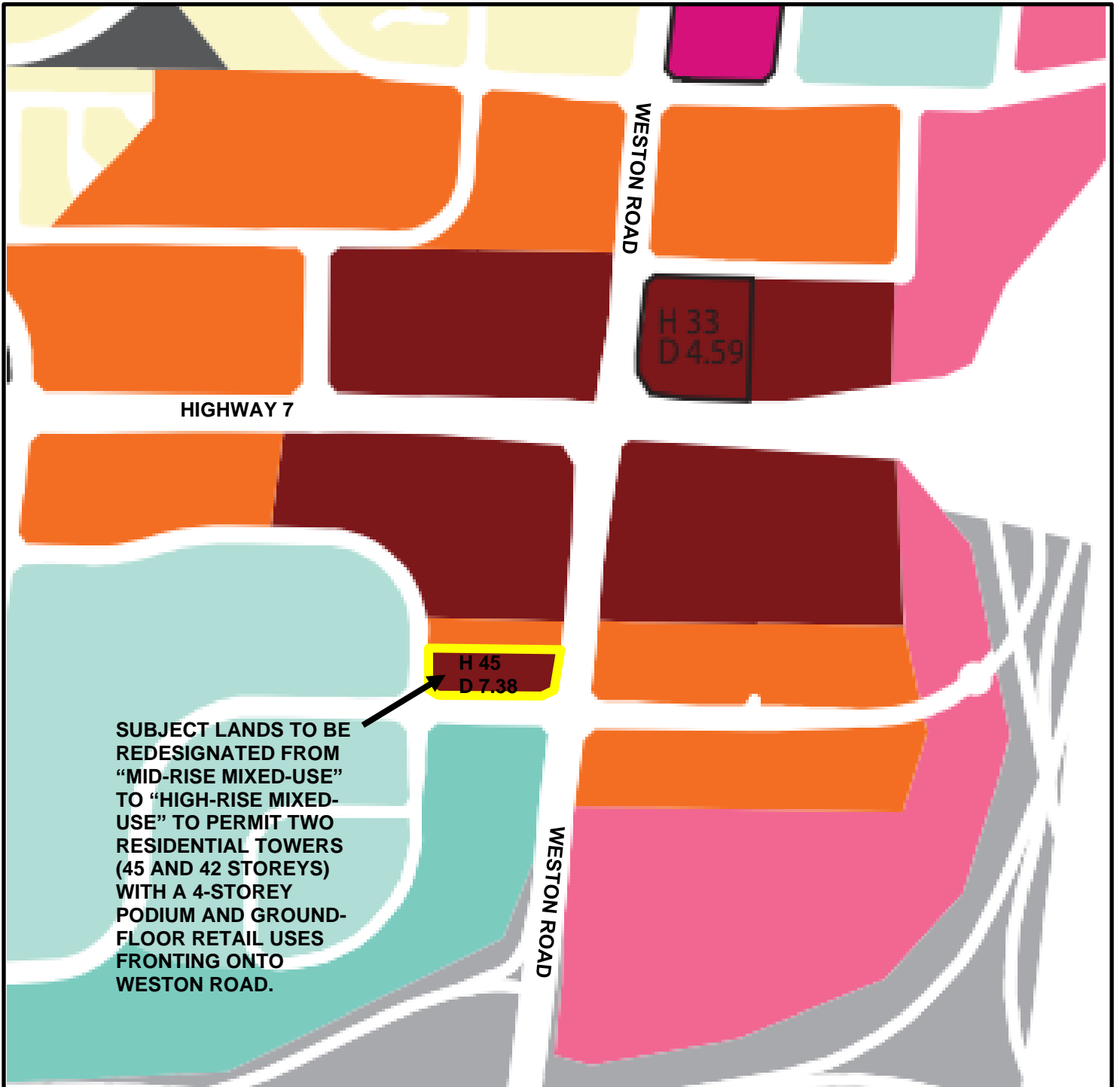
- a. A maximum number of 952 residential units shall be permitted;
- b. A maximum building height of 143.65 metres (45 storeys) shall be permitted;
- c. A maximum density of 7.38 Floor Space Index (FSI) shall be permitted;
- d. the placement of towers shall be provided through an implementing zoning by-law.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning Bylaw 1-88, pursuant to the Planning Act, R.S.O. 1990, c. P.13.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



SUBJECT LANDS TO BE REDESIGNATED FROM "MID-RISE MIXED-USE" TO "HIGH-RISE MIXED-USE" TO PERMIT TWO RESIDENTIAL TOWERS (45 AND 42 STOREYS) WITH A 4-STOREY PODIUM AND GROUND-FLOOR RETAIL USES FRONTING ONTO WESTON ROAD.

THIS IS SCHEDULE '1'

TO OFFICIAL PLAN AMENDMENT NO. ____

APPROVED THE ___ DAY OF _____, 2021



SUBJECT LANDS

FILE: OP.21.XXX

RELATED FILE: Z.21.XXX

LOCATION: LOT 1, PLAN 65M-2339

APPLICANT: BRUTTO PLANNING CONSULTANT LTD.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

Attachment 7
Draft Zoning By-law Amendment

THE CITY OF VAUGHAN
BY-LAW

BY-LAW NUMBER XXX-2021

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council, but not approved at this time, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Deleting Exception 9(477B) from Section 9.0 “Exceptions” and substituting the word “Deleted”.
- b) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from C7 Service Commercial Zone to **RA3 Apartment Residential Zone, subject to exception 9(XXX)**, in the manner shown on the said Schedule “1”.

c) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

"9(XXX) A. Notwithstanding the provisions of:

- a) Subsection 3.8 respecting parking requirements;
- b) Subsection 4.1.6 respecting minimum amenity areas;
- c) Subsection 4.12 respecting Uses Permitted in an RA3 Apartment Residential Zone;
- d) Schedule "A" respecting the zone standards in the RA3 Apartment Residential Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "1":

- ai) Residential parking spaces shall be provided at a rate of 0.75 spaces per dwelling unit;
- aii) Non-residential and visitor parking shall be provided at a rate of 0.10 spaces per dwelling unit;
- bi) Amenity Area shall be provided at a minimum rate of 4.2 square metres per dwelling unit;
- ci) The following uses shall be permitted in an RA3 Apartment Residential Zone;
 - Apartment Dwellings
 - Banking or Financial Institution
 - Brewers Retail Outlet
 - Business or Professional Office
 - Club or Health Centre
 - Day Nursery
 - Eating Establishment
 - Eating Establishment, Convenience
 - Eating Establishment, Take-out
 - L.C.B.O Outlet
 - Parking Garage

- Personal Service Shop
 - Pet Grooming Establishment, to be contained within a wholly enclosed building
 - Pharmacy
 - Photography Studio
 - Place of Amusement
 - Place of Entertainment
 - Print Shop and Accessory Retail Sales
 - Retail Nursery
 - Retail Store
 - Service or Repair Shop
 - Studio
 - Tavern
 - Technical or Commercial School
 - Veterinary Clinic
 - Video Store
- di) The maximum total number of residential units for all buildings in the RA3 Apartment Residential Zone shall be 952 units;
- dii) The total density for all buildings in the RA3 Apartment Residential Zone shall not exceed 7.38 FSI (Floor Space Index);
- diii) The total Gross Floor Area shall not exceed 73,545.68 m² for all buildings in the RA3 Apartment Residential Zone;
- div) The maximum building height for buildings within the RA3 Apartment Residential Zone shall be as follows:
- i) Tower A – 45 storeys and 143.65 metres
 - ii) Tower B – 42 storeys and 134.80 metres
- dv) The Front, Side, and Rear Yard Setbacks shall be according to Schedule “1” attached to this by-law.

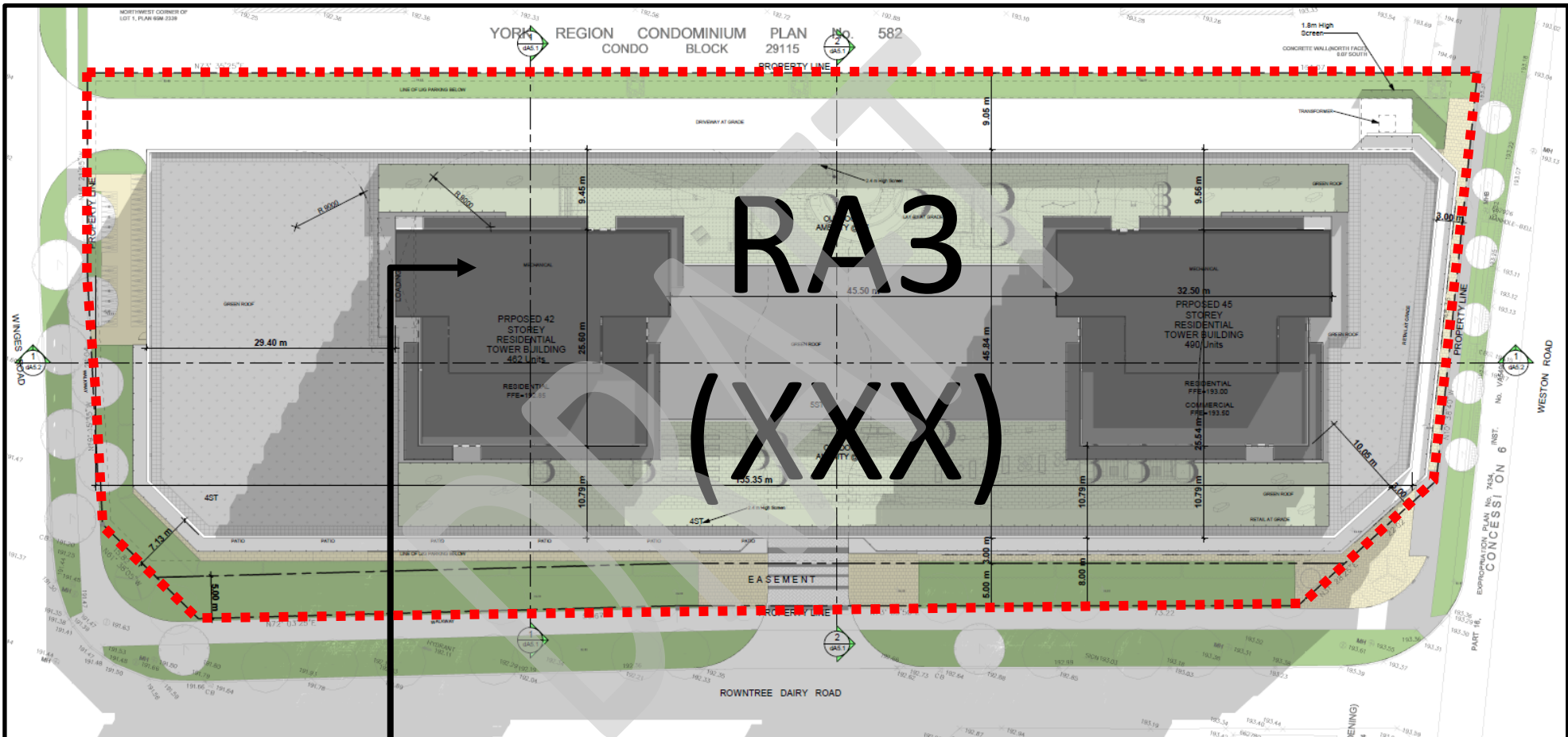
d) Adding Schedule "E-XXXX" attached hereto as Schedule "1";

2. Schedules "1" shall be and hereby form part of this By-law.

READ A FIRST, SECOND and THIRD time and finally passed this _____ Day of _____, 20____.

Mayor

City Clerk



TO BE REZONED FROM C7 – 9(477B) SERVICE COMMERCIAL ZONE TO RA3(XXXX) APARTMENT RESIDENTIAL ZONE

THIS IS SCHEDULE '1'
TO BY-LAW _____-2021
 PASSED THE ___ DAY OF _____, 2021


 SUBJECT LANDS

FILE: Z.21.XXX
 RELATED FILE: OP.21-XX
 LOCATION: 7520, 7540, AND 7560 WESTON ROAD
 APPLICANT: BRUTTO PLANNING CONSULTANT LTD.
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD(S): 2

TITLE: CAPLINK LIMITED
ZONING BY-LAW AMENDMENT FILE Z.21.015
VICINITY OF HIGHWAY 50 AND LANGSTAFF 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 to permit three employment buildings with accessory office space in each building, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes to rezone the subject lands and construct three employment buildings with accessory office space in each building
- 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. 21.015 (Caplink 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: Southeast corner of Langstaff Road and Highway 50 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 11, 2021

Date application was deemed complete: April 26, 2021

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

Caplink Limited (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit three employment buildings with accessory office space in each building (the 'Development'), as shown on Attachments 2 to 6:

1. Zoning By-law Amendment File Z.21.015 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 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 21, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Highway 50 and Langstaff Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners' 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 18, 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

N/A

Analysis and Options

The Development conforms with Vaughan Official Plan 2010

Official Plan Designation

- "Employment Area" by Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP2010')

- “Prestige Employment Area” and “Natural Areas” by VOP 2010, Volume 2, Section 12.12 Huntington Business Park, Land Use Map. A Service Node is identified at intersection of Langstaff Road and Huntington Road and another on Langstaff Road, in the vicinity of the northeast corner of the Subject Lands
- This designation permits employment uses with accessory office uses
- The Development conforms to 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
- This Zone does not permit the proposed employment use
- The Owner proposes to rezone the Subject Lands to “EM1 Prestige Employment Area Zone” together with the following site-specific zoning exceptions identified in Table 1 of this report to permit the Development:

Table 1

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirement
a.	Minimum Landscape Strip Abutting an Arterial Road	9 m	6 m (abutting Highway 50 and Langstaff Road)
b.	Maximum Building Height	15 m	15.8 m (Buildings A, B and C)
c.	Outside Storage of Trailers Accessory to an Employment Use	Outside storage is not permitted in the EM1 Prestige Employment Area Zone	Trailer parking accessory to an Employment Use shall not be considered Outside Storage
d.	Minimum Parking Requirements	<u>Employment</u> 1.5 spaces / 100 m ² x 55,343.71 m ² = 831 spaces <u>Accessory Office</u> 2 spaces / 100 m ² x 6,045.85 m ² = 121 spaces Total Parking Required = 952 spaces	<u>Employment</u> 0.94 spaces/100 m ² x 55,343.71 m ² = 521 spaces <u>Accessory Office</u> 1 space / 100 m ² 6,045.85 m ² = 61 spaces Total Proposed Parking = 582 spaces

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 and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 policies
b.	Appropriateness of Amendments to Zoning By-law	<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.	Conformity with Huntington Business Park Block 57/58 Plan	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the approved Huntington Business Park Block 57/58 Plan (Attachment 7). ▪ The Huntington Business Park Block 57/58 Plan includes a public road right-of-way located within the east limit of the Subject Lands, whereas the Application includes an "access driveway". The Owner has submitted a Transportation Impact Study and the appropriateness of the proposed access will be reviewed ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 57/58 Developers' Group Agreement to the satisfaction of the Trustee for Block 57/58 and the City of Vaughan
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	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, the West Vaughan Area Secondary Plan, and the Block 57 & 58 Vaughan West Employment Area and Vaughan West Corporate Business Park Urban Design Guidelines
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, Peel Region the City of Brampton, the utility companies 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 City of Vaughan's Policies and Sustainability Metrics Program. The Development achieves a Bronze Threshold score of 34 points
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.	Alectra Utilities	<ul style="list-style-type: none"> ▪ The Application proposes high-voltage generators and substations and must be reviewed by Alectra Utilities. The Owner must satisfy all requirements of Alectra Utilities
j.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The TRCA had issued a permit to facilitate the realignment and enclosure of the Headwater Drainage Feature that bisects the Subject Lands. A re-issuance of this permit is currently under review ▪ The decision to alter and enclose the feature was determined through the Master Environmental Servicing Plan (MESP) for Block 57/58 West ▪ The Application has been circulated to the TRCA for review
k.	Locations of Proposed Loading and Trailer Parking Areas	<ul style="list-style-type: none"> ▪ The proposed locations and screening of the loading and trailer parking areas will be reviewed in consideration of VOP 2010 policies and Zoning By-law 1-88
l.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.018 to be reviewed with the Applications in a future comprehensive report to the Committee of the Whole

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 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 Jennifer Kim, Planner, Development Planning Department, at ext. 8592.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building A Elevations
5. Building B Elevations
6. Building C Elevations
7. Approved Block 57/58 Plan

Prepared by

Jennifer Kim, Planner, ext. 8592

Clement Messere, Senior Planner, ext. 8409

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

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

Approved by

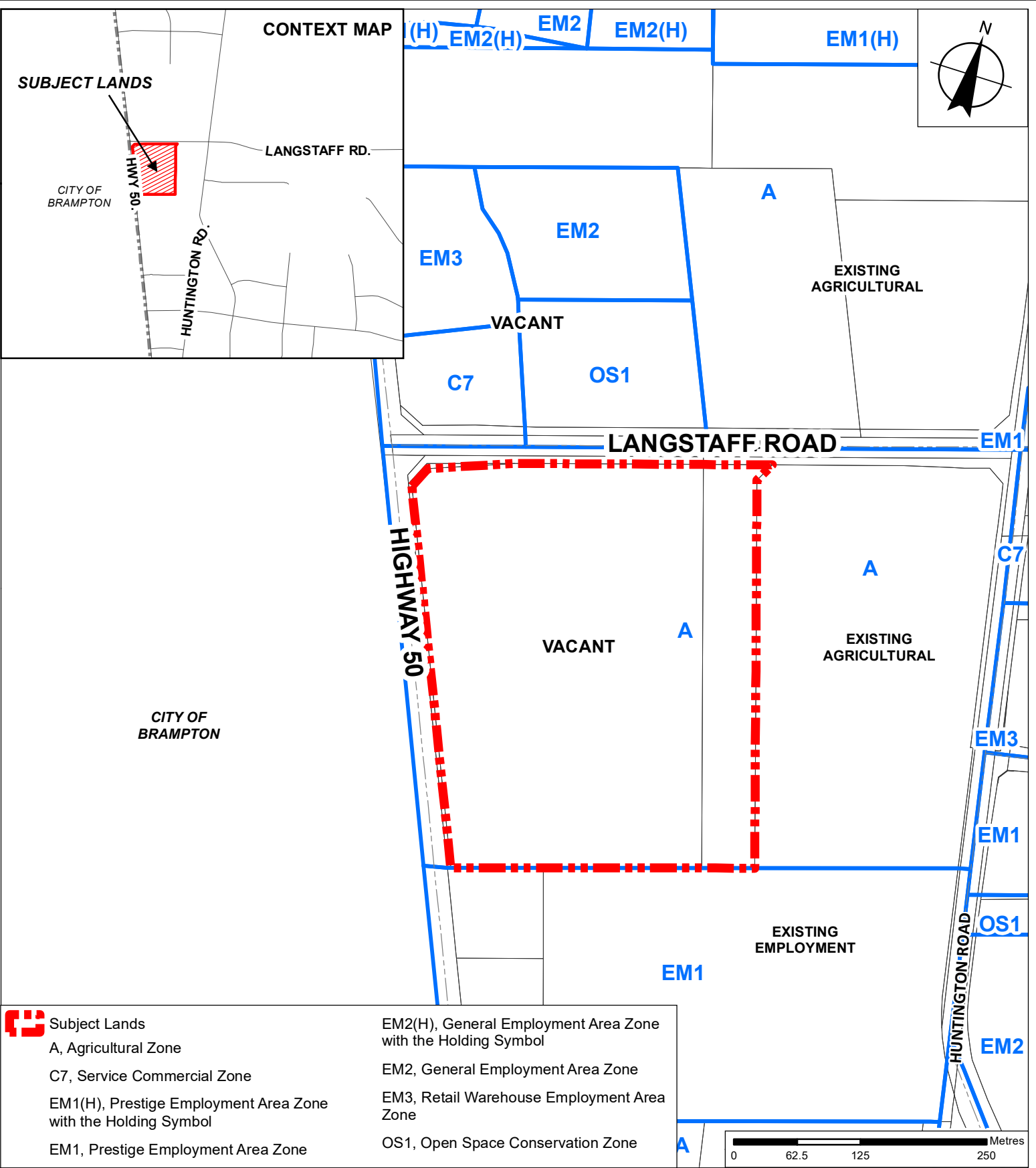


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited



Attachment

FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

1



LANGSTAFF ROAD

ACCESS DRIVEWAY

HIGHWAY 50

2 TRAILER PARKING SPACES

PATIO

CITY OF BRAMPTON

2-STOREY OFFICE (GFA - 2,027.23 m²)

BUILDING 'A' 1-STOREY EMPLOYMENT BUILDING (TOTAL GFA - 20,449.67 m²)

16 LOADING DOCK DOORS

EM1

7 GENERATORS

21 TRAILER PARKING SPACES

2-STOREY OFFICE (GFA - 2,006.30 m²)

BUILDING 'B' 1-STOREY EMPLOYMENT BUILDING (TOTAL GFA - 20,473.52 m²)

16 LOADING DOCK DOORS

7 GENERATORS

20 TRAILER PARKING SPACES

7 GENERATORS

28 LOADING DOCK DOORS

BUILDING 'C' 1-STOREY EMPLOYMENT BUILDING (TOTAL GFA - 20,466.36 m²)

25 TRAILER PARKING SPACES

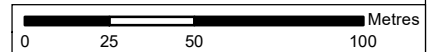
2-STOREY OFFICE (GFA - 2,012.32 m²)

28 TRAILER PARKING SPACES



Subject Lands

EM1, Prestige Employment Area Zone



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 10, Concession 10

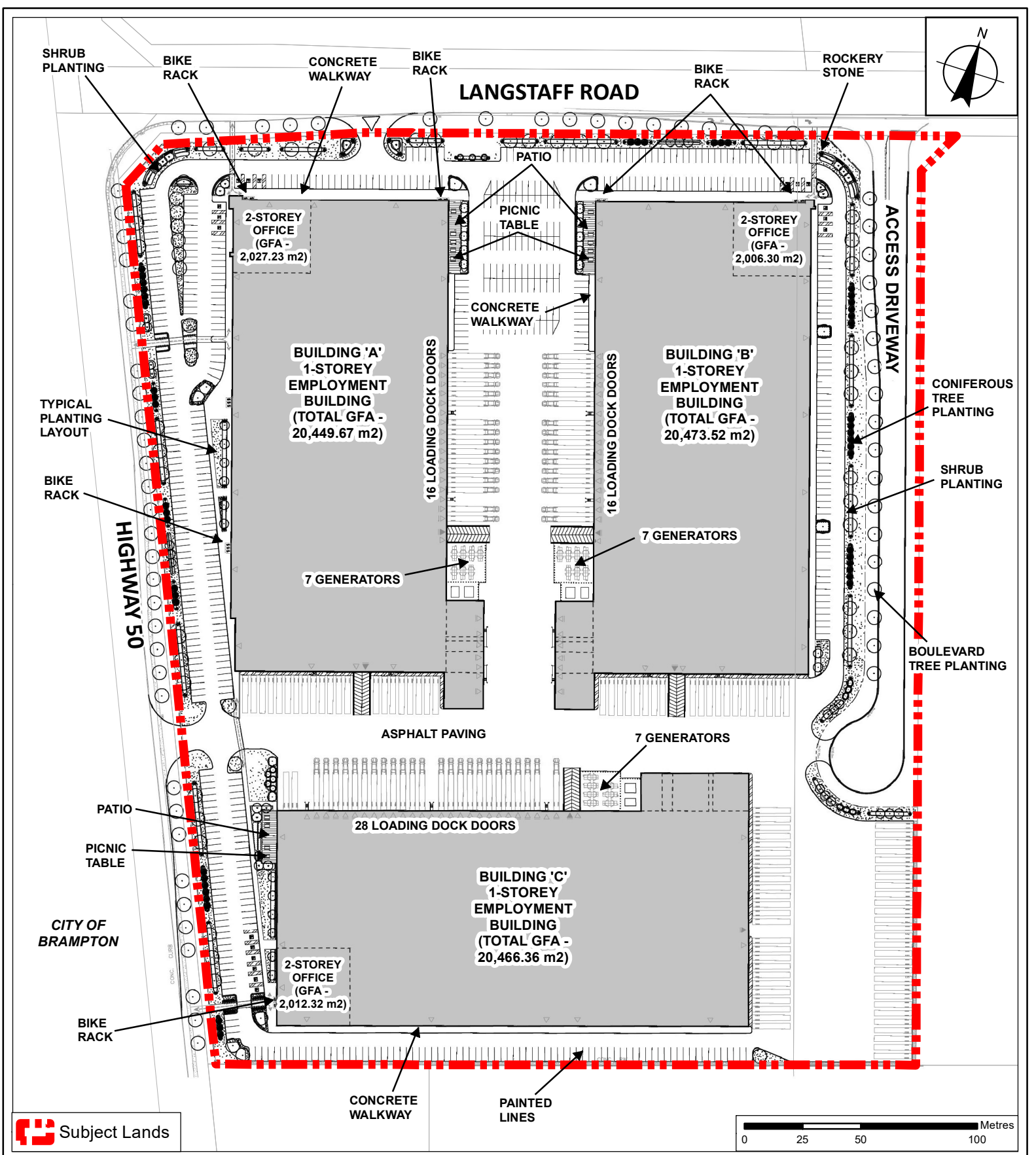
APPLICANT:
Caplink Limited



FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

2



Subject Lands

Landscape Plan

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited

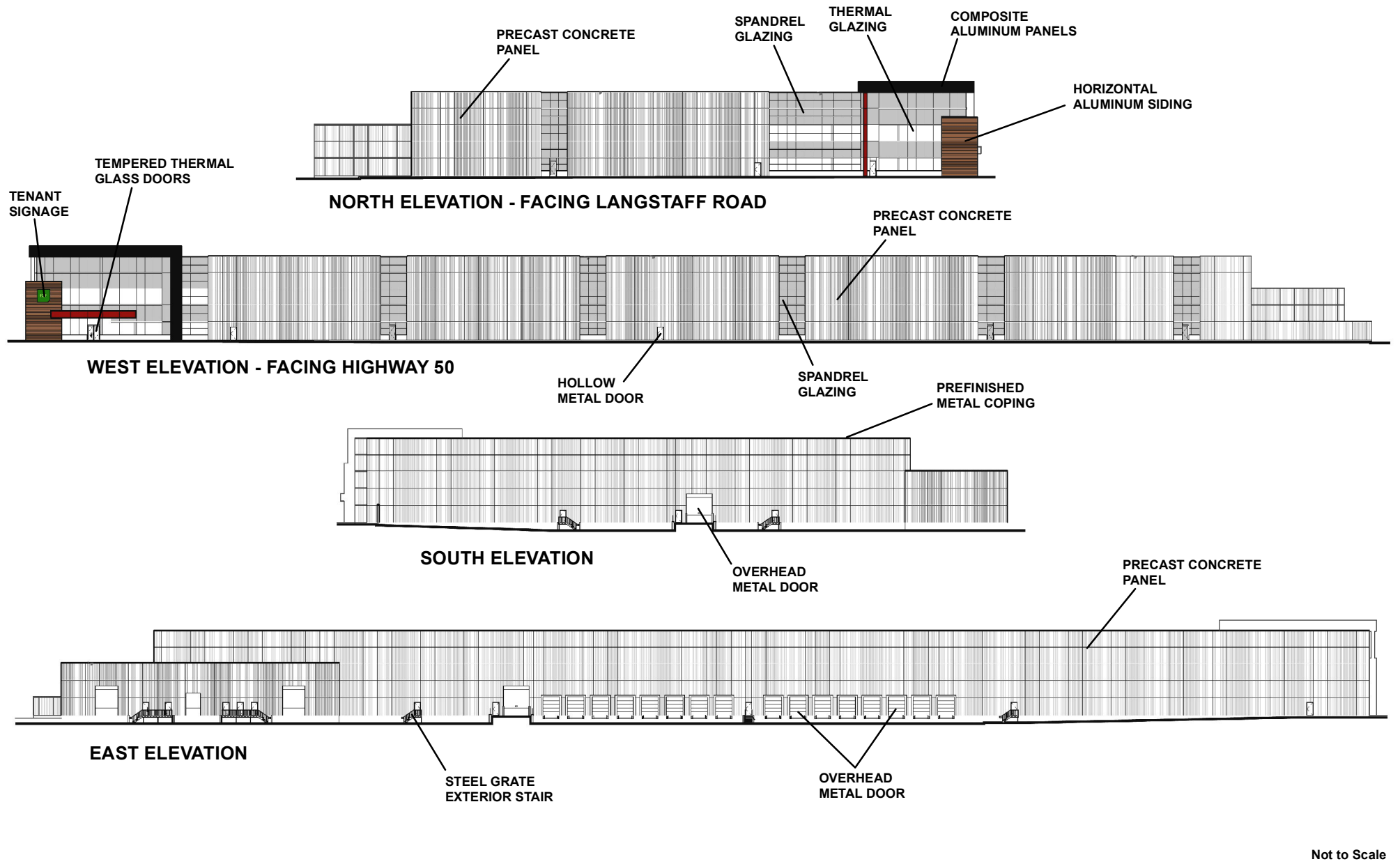


Attachment

FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

3



Building A Elevations

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited

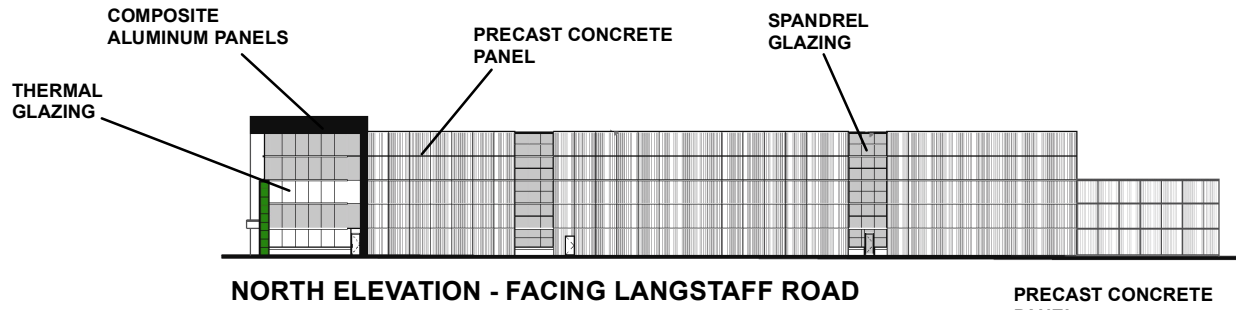


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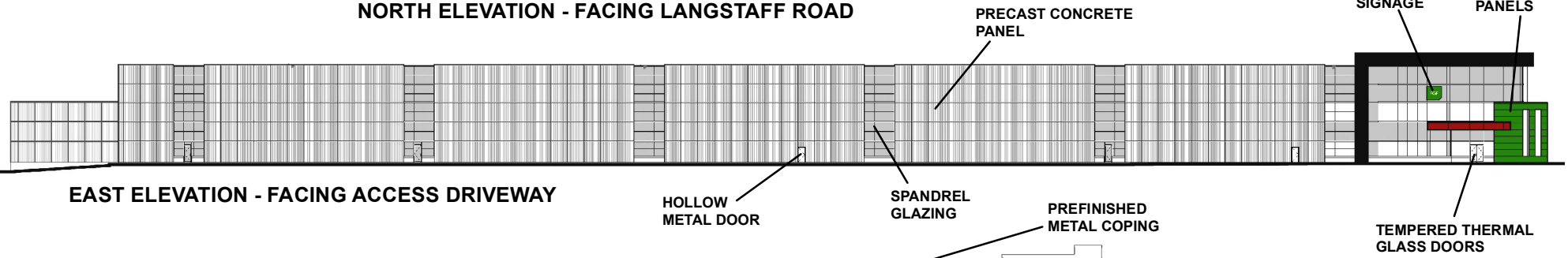
FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

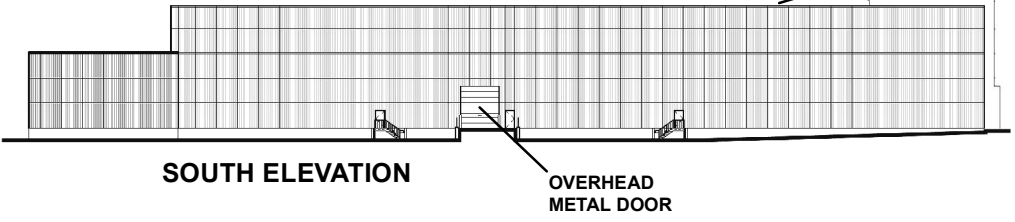
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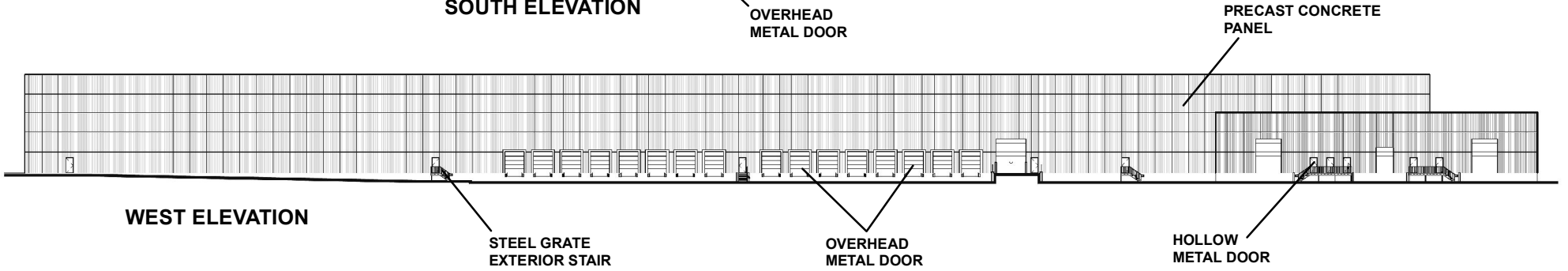
NORTH ELEVATION - FACING LANGSTAFF ROAD



EAST ELEVATION - FACING ACCESS DRIVEWAY



SOUTH ELEVATION



WEST ELEVATION

Not to Scale

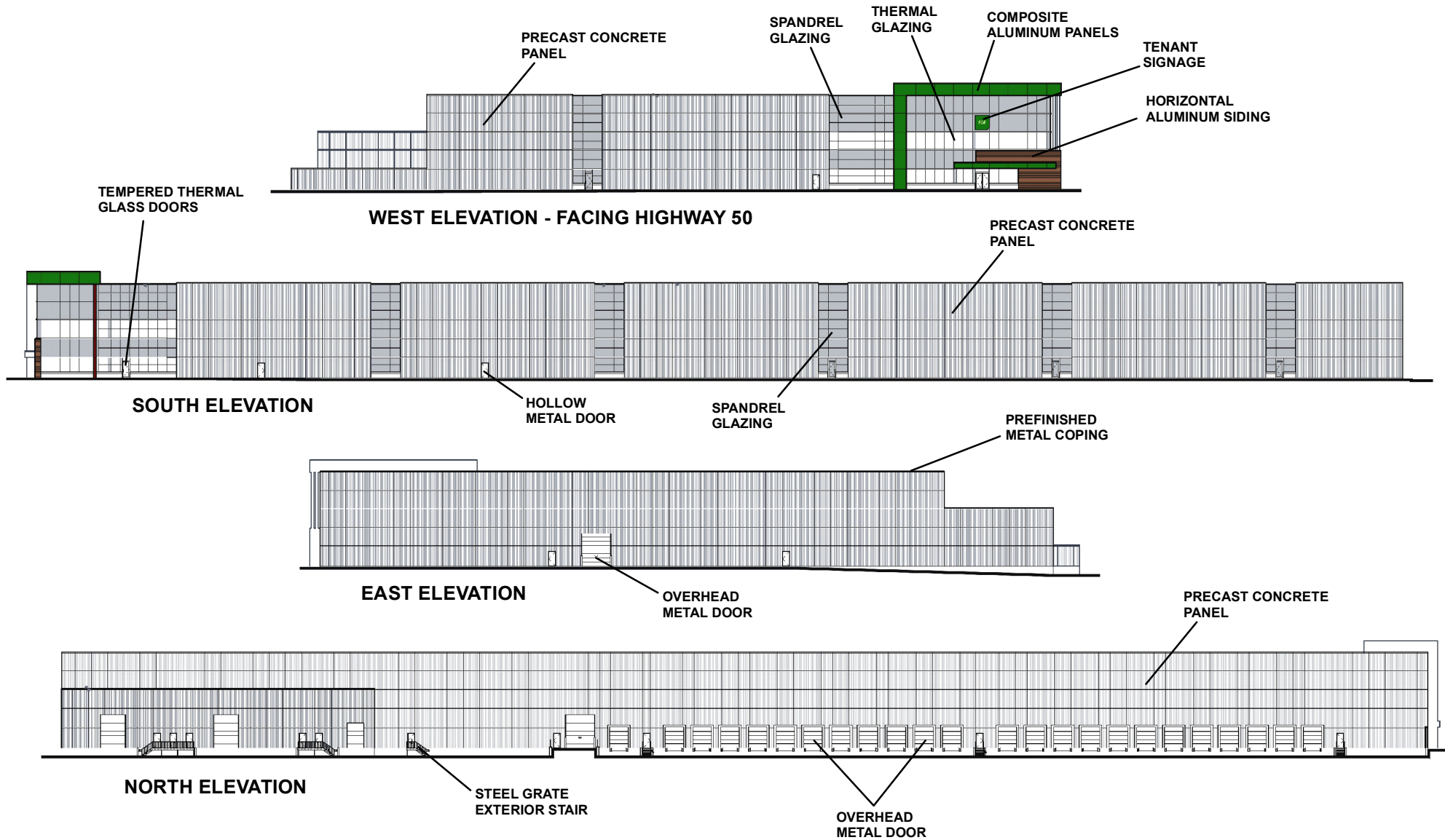
Building B Elevations

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited



Attachment
FILE: Z.21.015
RELATED FILE: DA.21.018
DATE: June 14, 2021
5



Not to Scale

Building C Elevations

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited

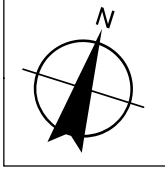


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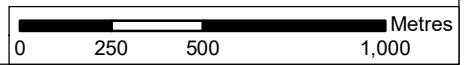
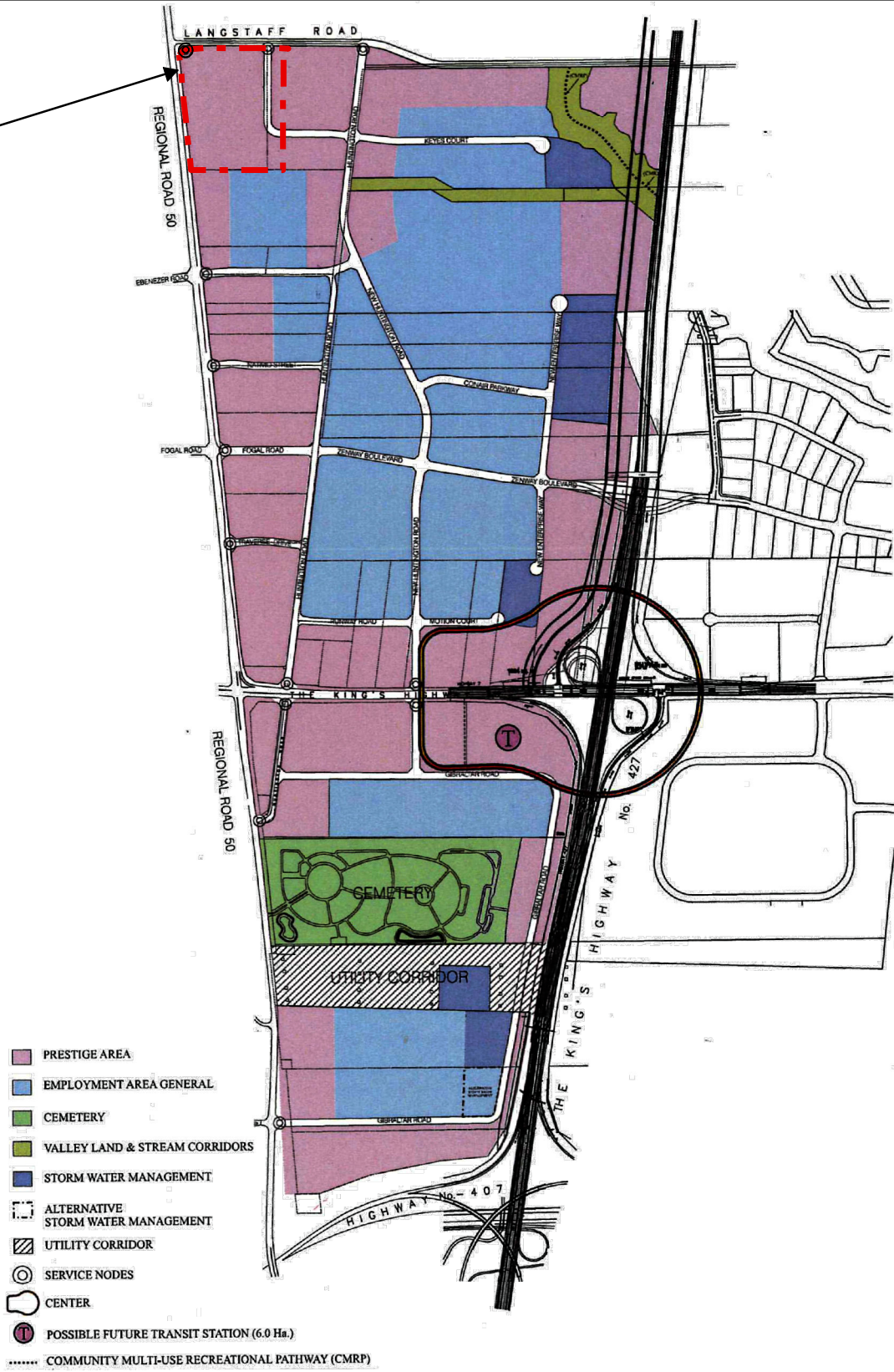
FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

6



SUBJECT LANDS



Approved Block 57/58 Plan

LOCATION:
Part of Lot 10, Concession 10

APPLICANT:
Caplink Limited



Attachment

FILE: Z.21.015
RELATED FILE: DA.21.018

DATE:
June 14, 2021

7

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD: 4

TITLE: 7818 DUFFERIN INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.004
ZONING BY-LAW AMENDMENT FILE Z.21.006
7818 DUFFERIN STREET
VICINITY OF DUFFERIN STREET 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 on applications to redesignate and rezone the subject lands to permit two mixed use buildings consisting of 34 and 12-storey apartment buildings, and two 2-storey townhouse blocks, containing a total of 863 residential dwelling units, 361.87 m² of ground floor retail space, and having a Floor Space Index of 4.82 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes 34 and 12-storey apartment buildings, two 2-storey townhouse blocks, 863 residential dwelling units, 361.87 m² of ground floor retail space with a Floor Space Index of 4.82 times the area of the lot with frontage on Dufferin Street and Centre Street.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.004, and Z.21.006 (7818 Dufferin Inc.) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report to a future Committee of the Whole meeting.

Background

Location: 7818 Dufferin Street (the 'Subject Lands') and located on the northwest corner of Dufferin Street and Centre Street. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 2, 2020.

Date applications were deemed complete: March 30, 2021.

Previous Applications:

The previous Owner submitted Zoning By-law Amendment and Site Development applications to permit a service commercial development which included a 4-storey office building and 5 one-storey service commercial buildings on the Subject Lands. These applications were considered at a Committee of the Whole Meeting held on June 2, 2015. The previous Owner did not finalize the necessary approvals for the service commercial development.

The Subject Lands were sold to the new Owners (7818 Dufferin Inc), on May 5, 2020, who have submitted the current applications (Files OP.21.004 and Z.21.006).

The Owner (Dufcen Construction Inc.) for the property immediately north of the Subject Lands, submitted Official Plan and Zoning Bylaw Amendment and Site Development Files OP.17.013, Z.17.040 and DA.20.023 seeking approval of a development consisting of 10 and 12-storey apartment buildings, containing 450 dwelling units, and 134 stacked back-to-back townhouse units. These applications were considered and refused by Council on March 10, 2021. Dufcen has appealed the Council's decision to the Local Planning Appeal Tribunal (Case No. PL200219).

The Owner of the subject lands, 7818 Dufferin Inc., is a party to the Local Planning Appeal Tribunal proceedings.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands, as shown on Attachment 1, to redesignate and rezone the Subject Lands to permit 34-storeys and 12-storeys apartment buildings, and two 2-storey townhouse blocks, containing a total of 863 residential dwelling units, 361.87 m² of ground floor retail space (the 'Development') as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.004 to amend the policies of Vaughan Official Plan 2010 to redesignate the Subject Lands to "High-Rise Mixed-Use" to

permit a maximum building height of 34-storeys and a density of 4.82 times the area of the lot.

2. Zoning By-law Amendment File Z.21.004 to rezone the Subject Lands from “C7 Service Commercial Zone”, subject to site-specific Exception 9(1411) to “RM2 Multiple Residential Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: May 21, 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 Dufferin Street and Centre Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within an expanded polling area shown on Attachment 1, and to the Beverley Glen, Brownridge, and Concord West Ratepayers Associations and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of May 31, 2021. The comments are organized by theme as follows:

Access, Traffic and Parking

- The existing traffic congestion in the community has significantly increased over the past few years. The Development will increase traffic congestion in the area. The residents of this Development will not all use the transit system

Density, Built Form and Building Design

- The proposed 34-storey building height seems excessive for the surrounding community. The proposed 12-storey building height is more appropriate. Other proposed residential developments in the community have been in the range of 2 to 12-storeys which is more appropriate

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.

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 Vaughan Official Plan 2010 (‘VOP 2010’)
- “Community Commercial Mixed-Use” on Schedule 13 – Land Use by VOP 2010
- This designation permits commercial retail and offices uses within low-rise and mid-rise buildings, no specific height or density figures are shown on Schedule 13
- Amendment to VOP 2010 are required to redesignate the Subject Lands to “High-Rise Mixed-Use” to permit a maximum building height of 34-storeys and a density of 4.82 times the area of the lot

Additional amendments to VOP 2010 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.

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

Zoning:

- “C7 Service Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1411)
- This Zone does not permit residential uses or high-rise mixed-use buildings
- The Owner proposes to rezone the Subject Lands from “C7 Service Commercial Zone”, as shown on Attachment 1, to “RM2 Multiple Residential Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning Exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Minimum Front Yard (Centre Street)	4.5 m	0 m (Building B)
b.	Minimum Exterior Side Yard (Dufferin Street)	4.5 m	0 m (townhouse units) 1.02 m (Building A)
c.	Definition of a “Lot”	Means a parcel of land fronting on a street	The Subject Lands shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent, and any easements

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
d.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Multiple Family Dwelling • Block Townhouse Dwelling • Day Nursery 	Permit the following additional uses on the Subject Lands: <ul style="list-style-type: none"> • Eating Establishment • Eating Establishment, Convenience • Eating establishment, Take-out • Financial Institution • Personal Service Shop • Pet Grooming Establishment • Pharmacy • Print Shop • Convenience Retail Store • Retail Store • Studio • Veterinary Clinic
e.	Minimum Parking Requirements	<p><u>Residential</u> 1.5 spaces/unit x 863 units = 1,295 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 863 units = 216 spaces</p> <p><u>Commercial</u> 6 spaces/100 m² x 361.87 m² = 22 spaces</p> <p>Total Parking Required = 1,533 spaces</p>	<p><u>Residential</u> 0.70 spaces/unit x 863 units = 605 spaces</p> <p><u>Visitor</u> 0.12 spaces/unit x 863 units = 104 spaces</p> <p><u>Commercial</u> 6 spaces/100 m² x 361.87 m² = 22 spaces</p> <p>Total Proposed Parking = 731spaces</p>
f.	Minimum Amenity Area	<p>27 Bachelor Units x 15m²/unit = 405 m²</p> <p>447 One Bedroom Unit x 20m²/unit = 8,940 m²</p> <p>379 Two Bedroom Unit x 55m²/unit = 20,845 m²</p>	Provide a total amenity area of 17,770 m ²

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
		10 Three Bedroom Unit x 90m ² /unit= 900 m ² Total required amenity area = 31,090 m ²	
g.	Minimum Lot Area	230 m ² /unit	16.8 m ² /unit
h.	Maximum Lot Coverage	30 %	38 %
i.	Maximum Building Height	11 m	Building A – 39.5 m (12-storeys) Building B – 105.5 m (34-storeys)

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 Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and at grade retail uses ▪ The appropriateness of the rezoning of the Subject Lands and the site-specific zoning 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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</p>
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the VOP 2010 Urban Design and Built Form policies, the City of Vaughan City-wide Urban Design Guidelines and the Centre Street Urban Design Guidelines
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the comments provided by the DRP on October 29, 2020
g.	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, Hydro One, MTO and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program at the Site Development Application stage
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy

	MATTERS TO BE REVIEWED	COMMENT(S)
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 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</i>, 2020; received royal assent on July 21, 2020, and the Bill 197 provisions related to Section 37 were proclaimed to come into effect on September 18, 2020. Bill 197 repeals and replaces the Section 37 policy regime, as it read on September 17, 2020 with a new regime known as a Community Benefit Charge (‘CBC’), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land (4%) ▪ Transitional provisions in the <i>Planning Act</i> permit municipalities to continue to apply the Section 37 provisions of the <i>Planning Act</i> as it read on September 17, 2020 until the earlier of the City’s passage of a CBC By-law or September 18, 2022 (the date the transition ends). Should the approval and enactment of any Zoning By-law Amendment for the Subject Lands occur after the earlier of the City’s passage of a CBC By-law or September 18, 2022, the City will not be permitted to collect community benefits through Section 37 of the <i>Planning Act</i>, as it read on September 17, 2020. If the CBC By-law is in place at the time, the City will be permitted to collect community benefits pursuant to the instrument

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
k.	York Region Council Approved Major Transit Station Corridor (MTSA) and the Centre Street Regional Corridor	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the York Region Council approved MTSA at Dufferin Street and Centre Street (Dufferin MTSA) and the Centre Street Regional Corridor Policies of the York Region and Vaughan Official Plans
l.	Vehicular Access to the existing Dufferin Street and Beverley Glen Boulevard Signalized Intersection	<ul style="list-style-type: none"> ▪ The Owner will be required to coordinate access with the property north of the Subject Lands in order to provide vehicular access to the existing Dufferin Street and Beverley Glen Boulevard signalized intersection. Through the review of Files OP.17.013 and Z.17.040 Dufcen Construction Inc., the development applications for the lands located directly north of the Subject Lands, a condition of approval required that the Owners coordinate development in the northwest quadrant of Dufferin Street and Centre Street to provide a private access road to the Dufferin Street and Beverley Glen Boulevard signalized intersection
m.	Ministry of Transportation Approval required for access to Centre Street	<ul style="list-style-type: none"> ▪ The Owner will be required to obtain approval from the Ministry of Transportation for the proposed access onto Centre Street
n.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development and Draft Plan of Condominium applications to permit the proposed Development should the subject Applications 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 Regional Approval for Official Plan Amendment File OP.21.004. At the time of the preparation of this report, exemption from York Region approval was not confirmed. 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 Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations – Facing Centre Street
5. Building Elevations – Facing Dufferin Street
6. Townhouse Elevations – Facing Dufferin Street

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

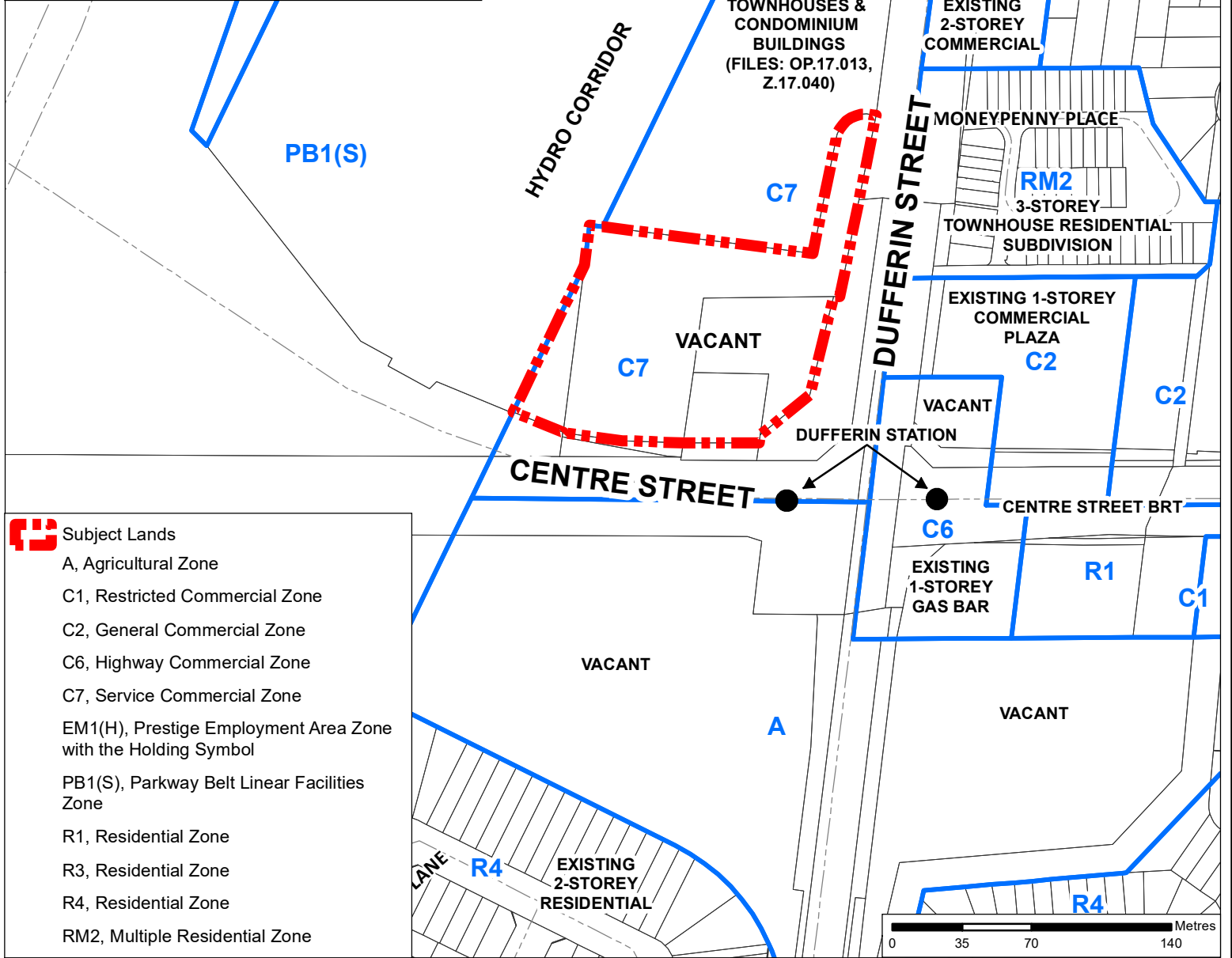
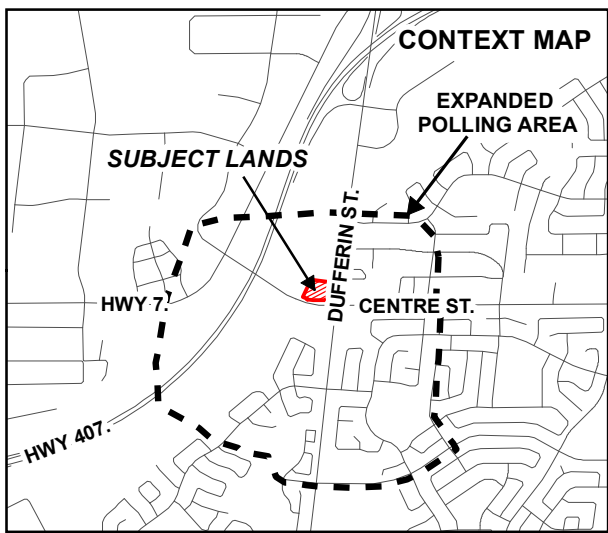


Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



- Subject Lands
- A, Agricultural Zone
- C1, Restricted Commercial Zone
- C2, General Commercial Zone
- C6, Highway Commercial Zone
- C7, Service Commercial Zone
- EM1(H), Prestige Employment Area Zone with the Holding Symbol
- PB1(S), Parkway Belt Linear Facilities Zone
- R1, Residential Zone
- R3, Residential Zone
- R4, Residential Zone
- RM2, Multiple Residential Zone

Context and Location Map

LOCATION: Part of Lot 6,
Concession 3; 7818 Dufferin Street

APPLICANT:
7818 Dufferin Inc.



Attachment

FILES: OP.21.004 and
Z.21.006

DATE:
June 14, 2021



HYDRO CORRIDOR

PROPOSED PRIVATE ACCESS ROAD

LINE OF UNDERGROUND PARKING BELOW

7850 DUFFERIN
12-STOREYS

TOWNHOUSE UNITS
2-STOREYS

TOWNHOUSE UNITS
2-STOREYS

BUILDING A
12 STOREYS

RM2

12 STOREYS


BUILDING B
34 STOREYS
850 m² TOTAL FLOOR AREA

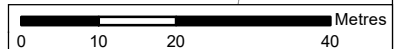
6 STOREYS

DUFFERIN STREET

RM2 - Multiple Residential Zone

CENTRE STREET

 Subject Lands

 Metres

Site Plan and Proposed Zoning

LOCATION: Part of Lot 6,
Concession 3; 7818 Dufferin Street

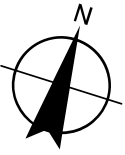
APPLICANT:
7818 Dufferin Inc.




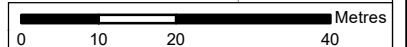
FILES: OP.21.004 and
Z.21.006

DATE:
June 14, 2021

2



 Subject Lands

 Metres
0 10 20 40

Landscape Plan

LOCATION: Part of Lot 6,
Concession 3; 7818 Dufferin Street

APPLICANT:
7818 Dufferin Inc.

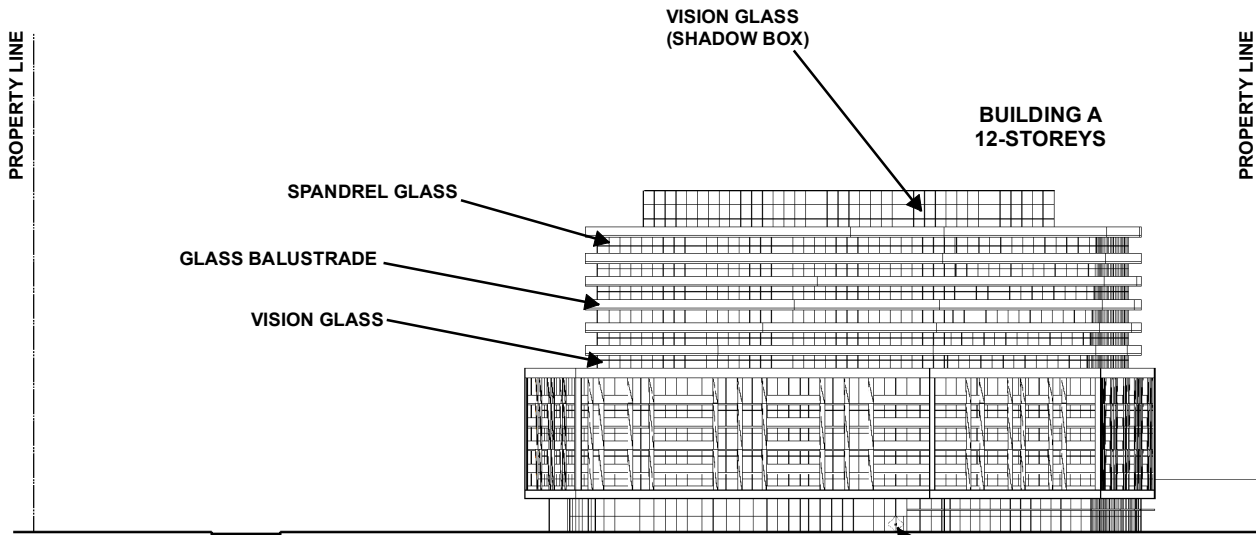


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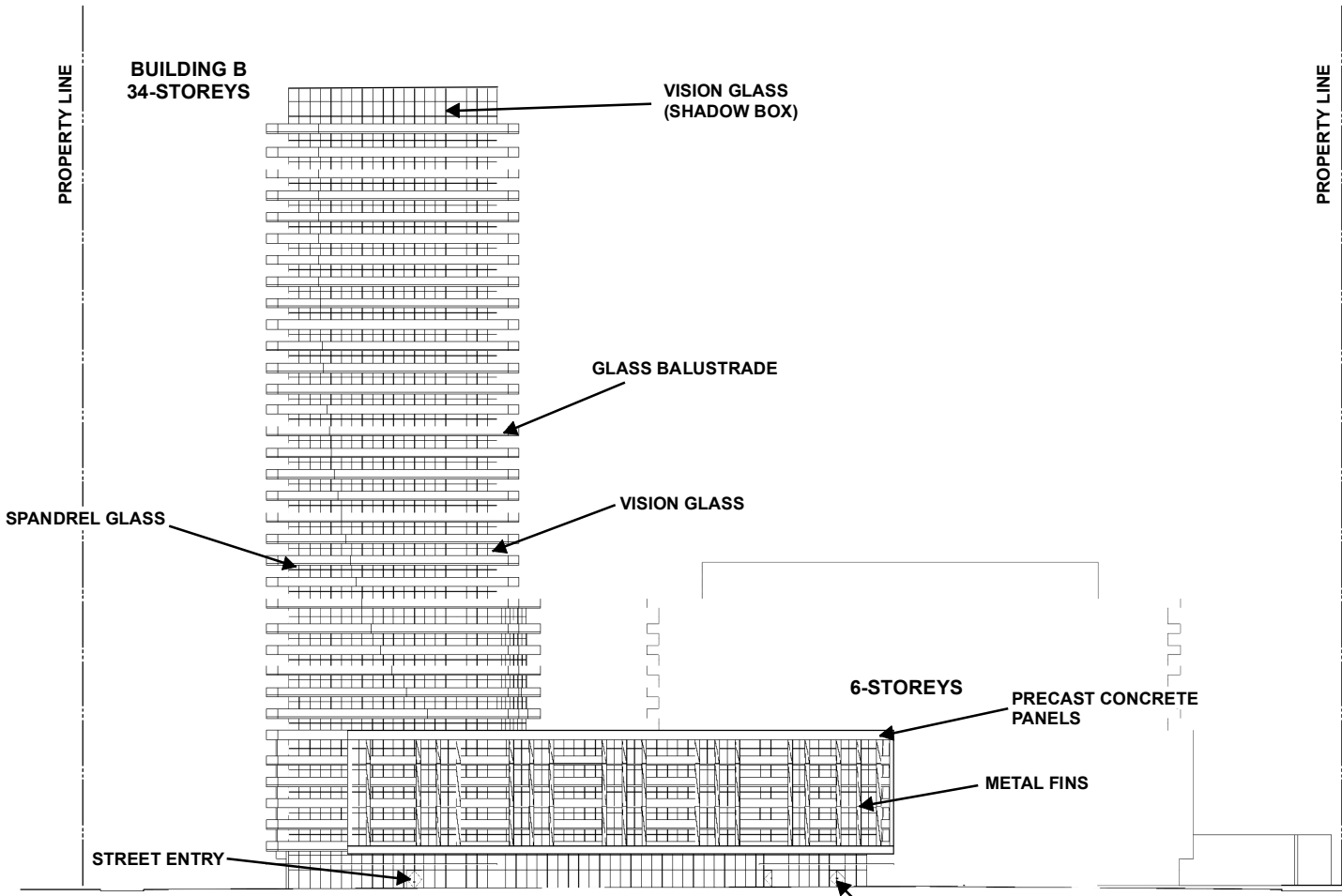
FILES: OP.21.004 and
Z.21.006

DATE:
June 14, 2021

3



BUILDING A - SOUTH ELEVATIONS



BUILDING B - SOUTH ELEVATIONS

Building Elevations - Facing Centre Street

LOCATION: Part of Lot 6, Concession 3; 7818 Dufferin Street
APPLICANT: 7818 Dufferin Inc.

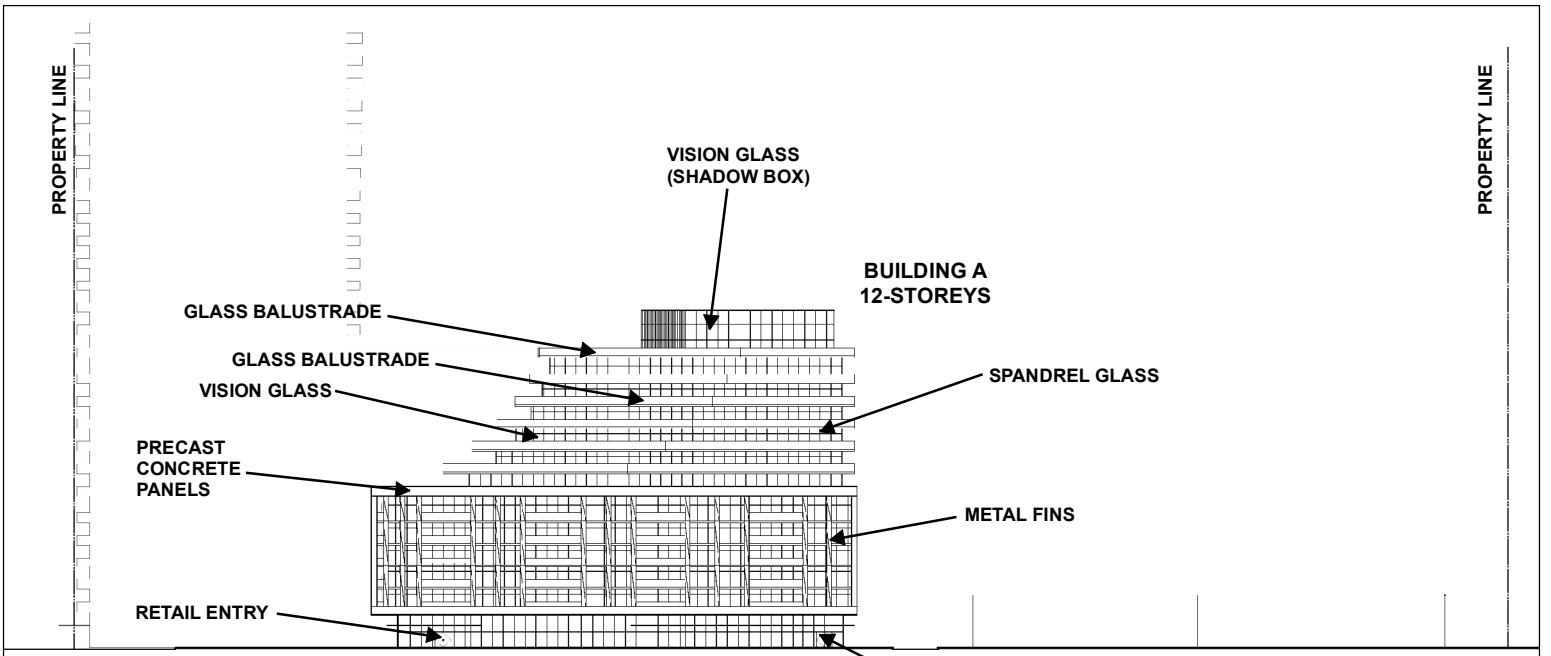


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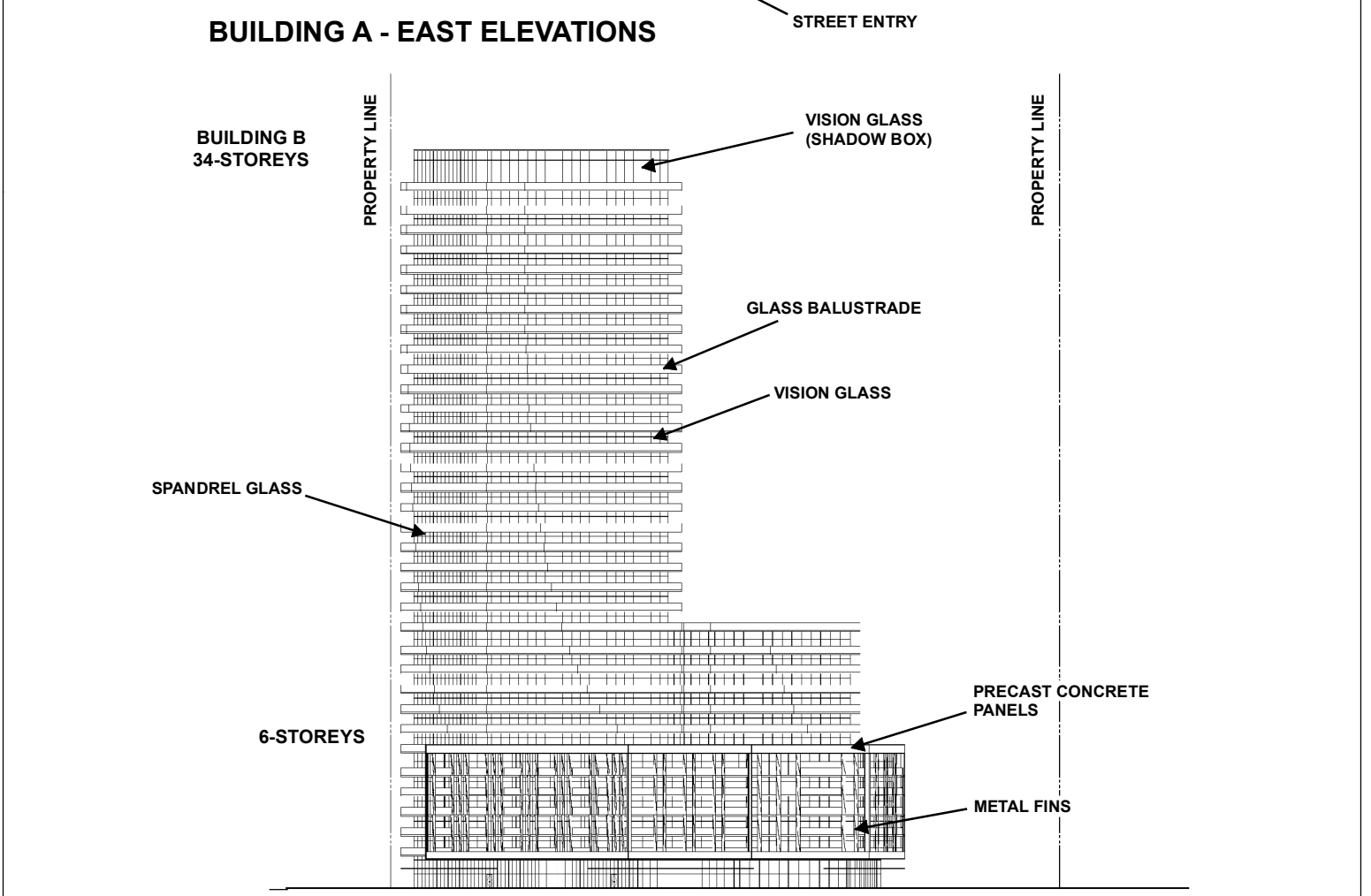
FILES: OP.21.004 and Z.21.006

DATE: June 14, 2021

4



BUILDING A - EAST ELEVATIONS



BUILDING B - EAST ELEVATIONS

**Building Elevations -
Facing Dufferin Street**

LOCATION: Part of Lot 6,
Concession 3; 7818 Dufferin Street
APPLICANT: 7818 Dufferin Inc.

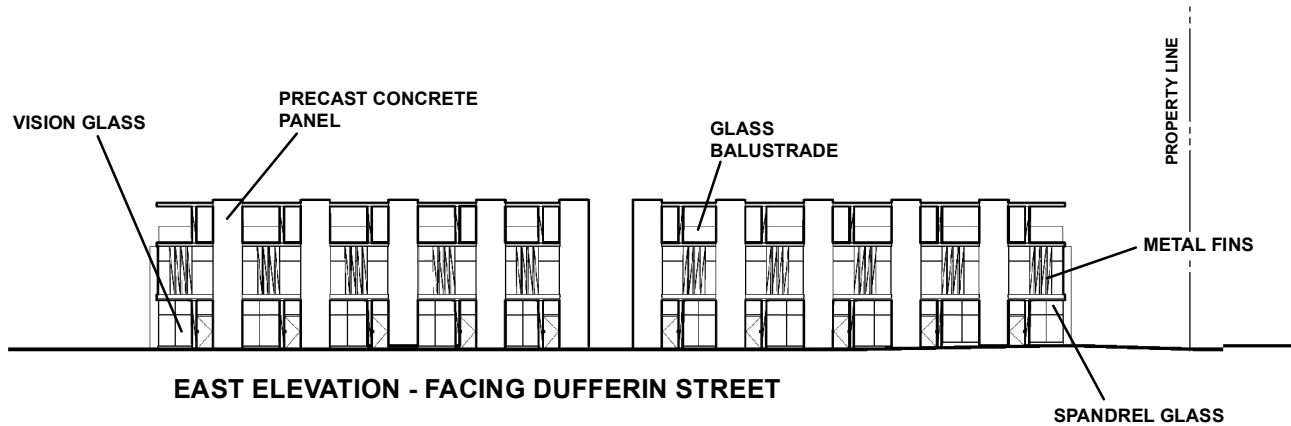


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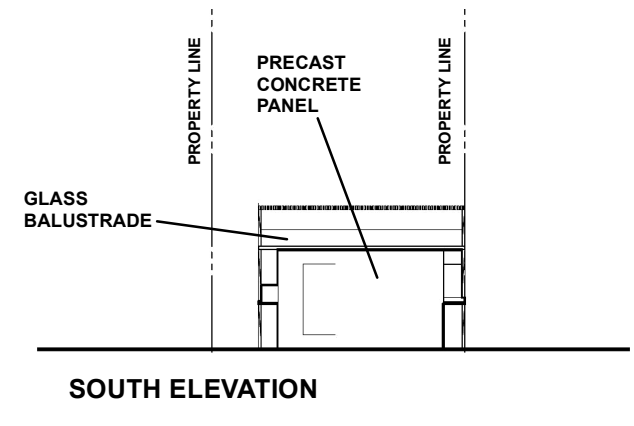
FILES: OP.21.004 and
Z.21.006

DATE:
June 14, 2021

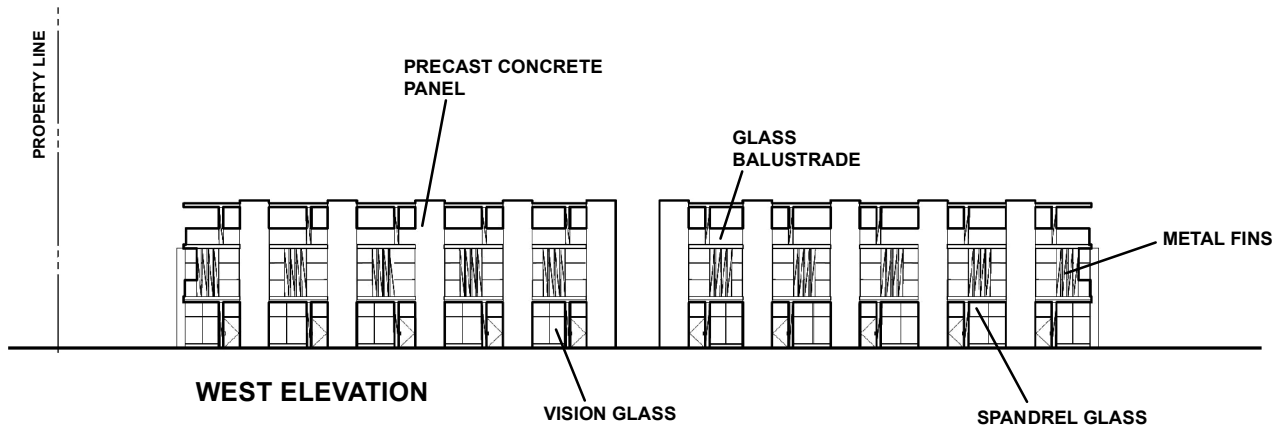
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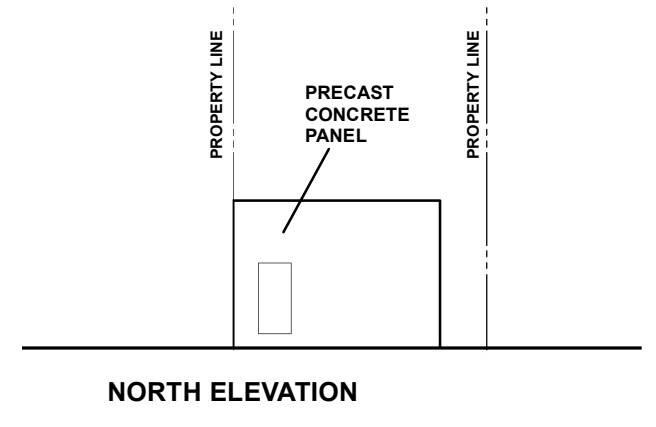
EAST ELEVATION - FACING DUFFERIN STREET



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Townhouse Elevations - Facing Dufferin Street

LOCATION:
Part of Lot 6, Concession 3;
7818 Dufferin Street

APPLICANT:
7818 Dufferin Inc.



Attachment

FILES: OP.21.004 and
Z.21.006

DATE:
June 14, 2021

6

Committee of the Whole (Public Meeting) Report

DATE: Monday, June 14, 2021

WARD: 3

TITLE: 9465 WESTON LIMITED

**OFFICIAL PLAN AMENDMENT FILE OP.21.011
ZONING BY-LAW AMENDMENT FILE Z.21.018
DRAFT PLAN OF SUBDIVISION FILE 19T-21V004
9465 WESTON ROAD
2, 6, 10, 14, 18, 22 AND 26 COMDEL BOULEVARD
11, 12, 15 AND 19 LICHEN COURT INCLUDING BLOCKS 32
AND 33 ON REGISTERED PLAN 65M-3457
VICINITY OF WESTON ROAD AND COMDEL BOULEVARD.**

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 and Draft Plan of Subdivision applications for the subject lands on shown Attachment 1. The Owner seeks approval to permit 155 townhouse units comprised of 95 (2-storey street townhouse units), 60 (3-storey back-to-back townhouse units) fronting onto a common element condominium road, and 15 detached dwelling units fronting onto Comdel Boulevard and Lichen Court, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes 155 townhouse units fronting onto a common element condominium road and 15 detached units fronting onto Comdel Boulevard and Lichen Court.
- Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision applications 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.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.21.011, Z.21.018 and 19T-21V004 (9465 Weston 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: 9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard and 11, 12, 15 and 19 Lichen Court including Blocks 32 and 33 on Registered Plan 65M-3457 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit 155 townhouse units comprised of 95 (2-storey street townhouse units), 60 (3-storey back-to-back townhouse units) fronting onto a common element condominium road, and 15 detached dwelling units fronting onto Comdel Boulevard and Lichen Court (the 'Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.011 to amend Vaughan Official Plan 2010 ('VOP 2010') as follows:
 - a) to redesignate the Subject Lands from "Low-Rise Residential" and "Natural Area" to "Low-Rise Residential";
 - b) permit back-to-back townhouse units; and
 - c) permit a maximum of 7 townhouse units in a row (Block 17 only).
2. Zoning By-law Amendment File Z.21.018 to rezone the Subject Lands from "RV4(WS) Residential Urban Village Zone Four" subject to site-specific Exception 9(1085), "A Agricultural Zone" and "OS4 Open Space Woodlot Zone" to "RV4(WS) Residential Urban Village Zone Four", "RT1 Residential Townhouse Zone" and "OS4 Open Space Woodlot Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this Report.
3. Draft Plan of Subdivision File 19T-21V004 (the 'Draft Plan'), as shown on Attachment 3, to facilitate a residential plan of subdivision consisting of the following:

Lots/Blocks	Land Use	Area(ha)	Units
Lots 1-15	Detached Residential (Frontages 8.6 m-14.9 m)	0.493	15
Block 16	Residential Block (Townhouse dwelling)	3.075	
Blocks 17-18	Daylight Triangle	0.002	
Blocks 19-20	0.3 m Reserve	0.002	
Block 21	Landscape Buffer	0.008	

Block 22	Landscape Buffer	0.044
Block 23	Park	0.004
	Road (Lichen Court)	0.037
<hr/>		
Total		3.665 ha 15 units

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

a) Date the Notice of Public Meeting was circulated: May 21, 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 Weston Road, Comdel Boulevard and Lichen Court in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Vellore Woods Ratepayers' Association, the Greater Woodbridge 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 31, 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 technical report to the Committee of the Whole.

Previous Reports/Authority

Not Applicable

Analysis and Options

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

Official Plan Designation:

- "Community Area" and Natural Areas and Countryside" on Schedule 1 - Urban Structure by VOP 2010
- "Core Features" on Schedule 2 - Natural Heritage Network by VOP 2010
- "Low-Rise Residential" and "Natural Areas" on Schedule 13 - Land Use by VOP 2010
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse units with a maximum building height of 3-storesys
- The "Natural Areas" designation is subject to the "Core Features" policies of the Natural Heritage Network in Section 3.2 of VOP 2010. The "Core Features" policies of VOP 2010 restrict development or site alteration
- An amendment to VOP 2010 is required to permit the Development

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

Zoning:

- “RV4(W.S) Residential Urban Village Zone Four” subject to site-specific Exception 9(1085), “A Agricultural Zone” and “OS4 Open Space Woodlot Zone” by Zoning By-law 1-88, as shown on Attachment 1
- The “A Agricultural Zone” and the “OS4 Open Space Woodlot Zone” does not permit the proposed residential uses
- The “RV4(W.S) Residential Urban Village Zone Four” permits single family detached and semi-detached dwelling units only
- The Owner proposes to rezone the Subject Lands to “RV4(W.S) Residential Urban Village Zone Four”, “RT1 Residential Townhouse Zone” and “OS4 Open Space Woodlot Zone”, as shown on Attachment 2, together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 6:

Table 1:

	Zoning By-law 1-88 Standard	RV4(W.S) Residential Urban Village Zone Four Requirement	Proposed Exceptions to the RV4(W.S) Residential Urban Village Zone Four Requirement
a.	Minimum Lot Frontage	12 m	- 10 m (Lots 10-13 and 15) - 8 m (Lot 14)
b.	Minimum Lot Area	282 m ²	260 m ²
c.	Minimum Exterior Side Yard	2.4 m	2 m (Lots 1, 10 and 11)
d.	Maximum Building Height	9.5 m	11 m

Table 2:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Permitted Uses	Street Townhouse Dwelling	Permit back-to-back Townhouse Dwelling units, as an additional use
b.	Definition of “Dwelling, Street Townhouse”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot; which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street
c.	Definition of “Dwelling, Back-to-back Townhouse”	No Definition	Means a dwelling containing four or more dwelling units divided by vertical common walls and a common rear wall, and the individual dwelling

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
			units do not have rear yards. Each dwelling unit is accessed by an independent entrance
d.	Definition of "Lot"	Means a parcel of land fronting on a street	Means a parcel of land fronting on a public or private street
e.	Definition of "Porch, Unenclosed (covered or uncovered)"	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation	Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation
f.	Definition of "Street"	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City	Means a street or a private common element condominium road
g.	Minimum Lot Frontage	6 m/unit	5.5 m/unit
h.	Minimum Lot Area	162 m ²	<ul style="list-style-type: none"> • 140 m² - Standard Townhouse units (Blocks 1-9 and 16-24) • 90 m² - Back-to-back Townhouse units (Blocks 10- 15)
i.	Minimum Rear Yard	7.5 m	<ul style="list-style-type: none"> • 5.5 m - Standard Townhouse units (Blocks 1- 9 and 18-24) • 3 m - Standard Townhouse units (Blocks 16-17) • 0 m - Back-to-back Townhouse units (Blocks 10-15)
j.	Minimum Exterior Side Yard	4.5 m	1.2 m (Blocks 1, 10, 13, 14, 17 and 18)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
k.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> • 24 m - Standard Townhouse units (Blocks 1-9 and 16-24) • 12 m - Back-to-back Townhouse units (Blocks 10-15)
l.	Maximum Building Height	11 m	11.5 m
m.	Minimum Parking Requirements	<p>Residential 2 spaces/unit x 155 units = 310 spaces</p> <p>Visitor 0.25 spaces/unit x 155 units = 39 spaces</p> <p>Total Parking Required = 349 spaces</p>	<p>Residential 2 spaces/unit x 155 units = 310 spaces</p> <p>Visitor 0.2 spaces/unit x 155 units = 31 spaces</p> <p>Provide a total of 341 spaces</p>
n.	Maximum Number of Townhouse Units	6	7 (Block 17)
o.	Permitted Yard Encroachments and Restrictions	Unenclosed porch (covered or uncovered) may encroach into the required front and exterior yard and to a maximum of 2.5 m	Unenclosed Porches, decks, associated exterior stairs and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required front and rear yards a maximum of 2.5 m and into the exterior side yard a maximum of 0.6 m
p.	No Encroachment Zone Within the Front and Exterior Yard or Interior Yard Abutting a Walkway	1.5 m	1 m and may permit private driveways, a private roadway including vehicular turnarounds and pedestrian pathways
q.	Maximum Driveway Width	No requirement for Lots with a minimum frontage of 5.5 m	For Lots with a minimum frontage of 5.5 m the maximum driveway width shall be 3 m

The lots for detached dwellings fronting onto Comdel Boulevard and Lichen Court are zoned RV4(WS) Residential Urban Village Zone Four as shown on Attachments 1 to 3,

which form part of existing site-specific zoning Exception 9(1085) for the original subdivision approval to the south (Files Z.98.100 and 19T-98V15). Site-specific zoning Exception 9(1085) must be amended to delete these lots from the site-specific Exception and relevant schedules.

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, environmental policies and Natural Heritage policies, and compatibility criteria for new development in established community areas (Official Plan Amendment 15)
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of, but not limited to, compatibility with the existing and planned uses in the surrounding area
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing, and grading, environmental, noise, and other municipal, regional, and public agency and utility requirements
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.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the 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.	Urban Design Guidelines and Architectural Control 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 Urban Design Guidelines and Architectural Design Guidelines for Block 32 West (Vellore Woods)
g.	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 and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development achieves a minimum score of 36
i.	Parkland	<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 Draft Plan identifies Block 23 as parkland to be added to Comdel Park, as shown on Attachment 3. The appropriateness of this proposed parkland dedication will be reviewed Connections from the Development to the existing Comdel Park and a potential future connection to the existing Vellore Tract Woodlot Trail System and the interface with Comdel Park will be reviewed
j.	Block 32 West Developer’s Group Agreement	<ul style="list-style-type: none"> The Owners are required to enter into a Developer’s Group Agreement with the participating landowners within Block 32 West
k.	Approved Source Protection Plan	<ul style="list-style-type: none"> The Subject Lands are located within the Wellhead Protection Area Water Quantity (‘WHPA-Q’) and Significant Groundwater Recharge Areas. Land development in WHPA-Q areas should implement best management practices to address how

	MATTERS TO BE REVIEWED	COMMENT(S)
		significant drinking water threats will be prevented, reduced, or eliminated, to the satisfaction of the Toronto and Region Conservation Authority and the City
i.	Woodlot	<ul style="list-style-type: none"> ▪ The unauthorized removal of approximately 1.5 ha of protected woodlot occurred on the Subject Lands. These lands are zoned “OS4 Open Space Woodlot Zone” as shown on Attachment 1 ▪ Treed areas that meet the definition of “Woodlands” or “Woodlots” are subject to the York Region Forest Conservation By-law ▪ York Region has laid charges for the unauthorized removal and the matter under the Forest Conservation By-law has been resolved ▪ Woodlands and Significant Woodlands are Core Features in accordance with Chapter 3 of VOP 2010. Policy 3.2.3.9 of VOP 2010 states that unauthorized removal or alteration of natural features or functions within areas identified as Core Features is prohibited and will result in the features and functions being restored to their previous state at no expense to the City of Vaughan and other public agencies. In the case of a development application, the application will not proceed until restoration works have been undertaken to the satisfaction of the City and TRCA and/or York Region, as needed
m.	Road Widening, Access, Private Common Element Condominium Road and Sidewalks	<ul style="list-style-type: none"> ▪ Weston Road is identified as a “Regional Transit Priority Network” by YROP 2010 with a planned right-of-way of up to 43 m ▪ York Region will review the location and design of the proposed right-in right-out driveway access from Weston Road and identify any required road widenings, conveyances, access requirements and site triangles ▪ The Development includes an 8 m private common element condominium road and sidewalks. The Development Engineering Department will review the appropriateness of proposed private road width, the private road design in front of Block 17 with no turn-around for service vehicles, site

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>triangles, turn radii, access to Weston Road and connection to Lichen Court</p> <ul style="list-style-type: none"> ▪ The Owner is proposing to realign and extend the existing Lichen Court right-of-way north and construct 5 detached units on this road. The Owner is proposing to acquire a small portion of the existing Lichen Court right-of-way from the City to be added to Lots 13 and 14, as shown on Attachment 3, to create complete lots with frontage onto Lichen Court. The Development Engineering and Real Estate Departments will review the proposed realignment, extension, and acquisition of lands that currently form part of Lichen Court
n.	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 ▪ 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 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)
o.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of

	MATTERS TO BE REVIEWED	COMMENT(S)
		unit sizes and types to meet the City's affordable housing goals
p.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Draft Plan of Condominium and Part Lot Control applications

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 a comprehensive report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.011. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

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

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

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Draft Plan of Subdivision File 19T-21V004
4. Typical Elevation - Street Townhouse
5. Typical Elevation - Back-to-Back Townhouse

Prepared by

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

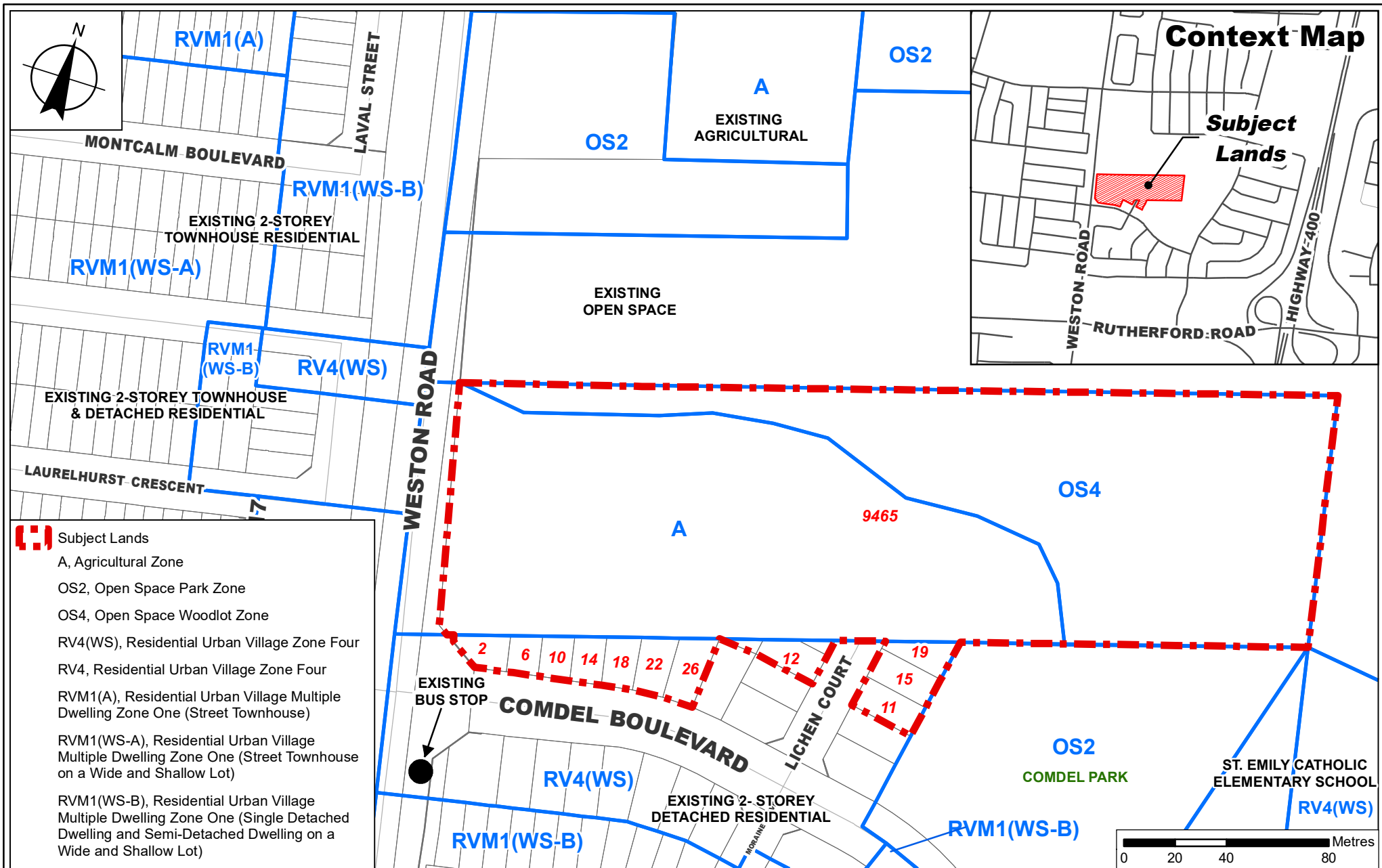


Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard and 11, 12, 15 and 19 Lichen Court including Blocks 32 and 33 on Registered Plan 65M-3457

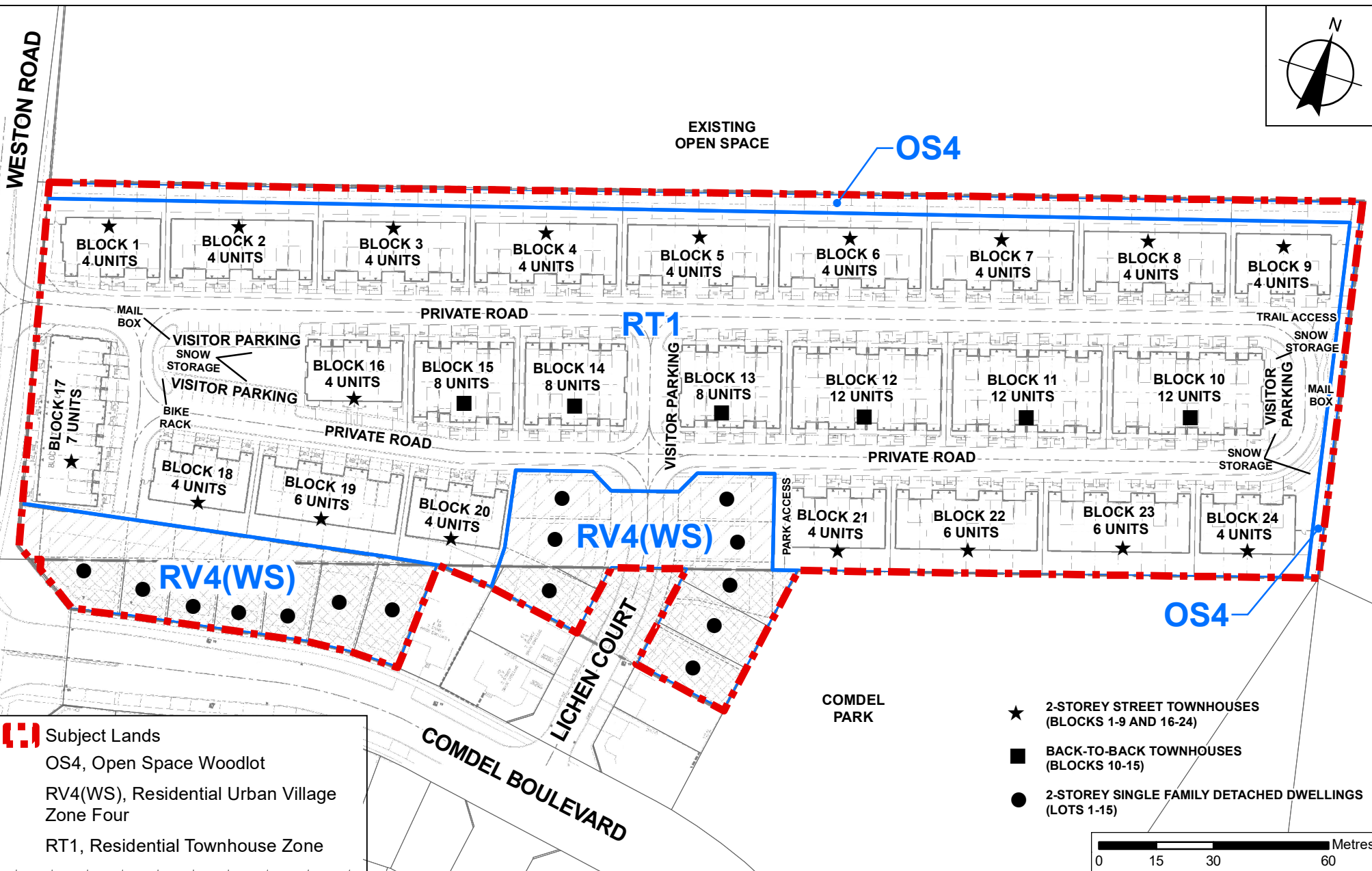
APPLICANT:
9465 Weston Limited



Attachment

FILES:
OP.21.011, Z.21.018 and 19T-21V004

DATE:
June 14, 2021



- Subject Lands
- OS4, Open Space Woodlot
- RV4(WS), Residential Urban Village Zone Four
- RT1, Residential Townhouse Zone

- 2-STOREY STREET TOWNHOUSES (BLOCKS 1-9 AND 16-24)
- BACK-TO-BACK TOWNHOUSES (BLOCKS 10-15)
- 2-STOREY SINGLE FAMILY DETACHED DWELLINGS (LOTS 1-15)

Proposed Zoning and Site Plan

LOCATION:
 9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard and 11, 12, 15 and 19 Lichen Court including Blocks 32 and 33 on Registered Plan 65M-3457

APPLICANT:
 9465 Weston Limited

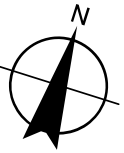


Attachment

FILES:
 OP.21.011, Z.21.018 and 19T-21V004

DATE:
 June 14, 2021





WESTON ROAD

BLOCK 22
1m BUFFER
AREA = 0.044±Ha.
(0.108±Ac.)

BLOCK 20
0.3m RESERVE
AREA = 0.0006±Ha.

BLOCK 18
DAYLIGHT TRIANGLE
AREA = 0.001±Ha.

BLOCK 17
DAYLIGHT TRIANGLE
AREA = 0.001±Ha.

BLOCK 19
0.3m RESERVE
AREA = 0.001±Ha.

BLOCK 16
RESIDENTIAL

AREA = 3.075±Ha.

**LANDS TO BE ACQUIRED FROM
THE CITY OF VAUGHAN AND
ADDED TO LOTS 13 & 14**

BLOCK 21
LANDSCAPE BUFFER
AREA = 0.0001±Ha.

LOT 10
AREA = 0.031±Ha.
(0.076±Ac.)
10.5 12.6

LOT 9
AREA = 0.034±Ha.
(0.078±Ac.)
26.4

LOT 8
AREA = 0.037±Ha.
(0.084±Ac.)
12.6

LOT 7
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 6
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 5
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 4
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 3
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 2
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 1
AREA = 0.034±Ha.
(0.078±Ac.)
14.9

LOT 15
AREA = 0.034±Ha.
(0.078±Ac.)
11.6 8.6

LOT 14
AREA = 0.034±Ha.
(0.078±Ac.)
26.0

LOT 13
AREA = 0.034±Ha.
(0.078±Ac.)
28.6

LOT 12
AREA = 0.034±Ha.
(0.078±Ac.)
25.8

LOT 11
AREA = 0.034±Ha.
(0.078±Ac.)
25.0

LOT 10
AREA = 0.034±Ha.
(0.078±Ac.)
26.5

LOT 9
AREA = 0.034±Ha.
(0.078±Ac.)
26.4

LOT 8
AREA = 0.034±Ha.
(0.078±Ac.)
12.6

LOT 7
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 6
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 5
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 4
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 3
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 2
AREA = 0.034±Ha.
(0.078±Ac.)
12.5

LOT 1
AREA = 0.034±Ha.
(0.078±Ac.)
14.9

BLK 23
PARK
AREA = 0.0004±Ha.
(0.001±Ac.)

PLAN 65M-3457

EXISTING COMDEL PARK


COMDEL BOULEVARD

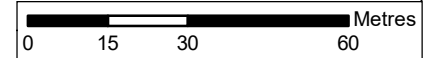
LICHEN COURT

LICHEN COURT

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

 Subject Lands



Draft Plan of Subdivision File 19T-21V004

LOCATION:
9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard
and 11, 12, 15 and 19 Lichen Court including Blocks 32 and 33
on Registered Plan 65M-3457

APPLICANT:
9465 Weston Limited



Attachment

FILES:
OP.21.011, Z.21.018 and
19T-21V004

DATE:
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Not to Scale

Typical Elevation - Street Townhouse

LOCATION:
9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard and
11, 12, 15 and 19 Lichen Court including Blocks 32 and 33
on Registered Plan 65M-3457

APPLICANT:
9465 Weston Limited



109

Attachment

FILES:
OP.21.011, Z.21.018 AND 19T-21V004

DATE:
June 14, 2021

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Not to Scale

Typical Elevation - Back-to-Back Townhouse

LOCATION:
9465 Weston Road, 2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard
and 11, 12, 15 and 19 Lichen Court including Blocks 32 and 33
on Registered Plan 65M-3457

APPLICANT:
9465 Weston Limited



Attachment

FILES:
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