

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 3, 2022

WARD: 2

TITLE: CO-MART HOLDINGS LTD.

OFFICIAL PLAN AMENDMENT FILE OP.21.027

ZONING BY-LAW AMENDMENT FILE Z.21.056

20 ROYSUN ROAD

VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7

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 as shown on Attachment 1, to permit a 12-storey mixed-use residential apartment building with commercial uses at grade, a total of 330 residential units and a Floor Space Index of 3.79 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a 12-storey mixed-use residential apartment building with commercial uses at grade, a total of 330 residential units and a Floor Space Index of 3.79 times the area of the lot
- Official Plan and Zoning By-law Amendments are required to permit the proposed development
- This report identifies preliminary issues to be considered in a comprehensive technical report to be prepared by the Development Planning Department, at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.027 and Z.21.056 (Co-Mart Holdings Ltd.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 20 Roysun Road (the 'Subject Lands'), located on the north side of Roysun Road, west of Martin Grove Road and south of Highway 7. The Subject Lands are vacant. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 14, 2021

Date applications were deemed complete: January 19, 2022

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

Co-Mart Holdings Ltd. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a 12-storey mixed-use residential apartment building with 1,665.91 m² of commercial uses at grade, a total of 330 residential units and a Floor Space Index ('FSI') of 3.79 times the area of the lot with three (3) levels of underground parking (the 'Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.027 to redesignate the Subject Lands from "Prestige Employment" to "Mid-Rise Mixed-Use" with a maximum building height of 12-storeys and a FSI of 3.79 times the area of the lot.
2. Zoning By-law Amendment File Z.21.056 to rezone the Subject Lands from "C7 Service Commercial Zone" in Zoning By-law 1-88, as shown on Attachment 1, to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Owner shall also be required to amend Zoning By-law 001-2021 to rezone the Subject Lands from "EM1 Prestige Employment Zone" to "MMU Mid-Rise Mixed-Use Zone", in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 2 of this report.

An Employment Land Use Conversion request has been approved by York Region for the Subject Lands

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), Section 2.2.5.9 requires the assessment of employment land conversion requests to occur through a Municipal Comprehensive Review ('MCR'). The Owner submitted an employment land conversion request to York Region for the Subject Lands for consideration through the 2041 MCR (Regional File V30).

Vaughan Committee of the Whole, on May 20, 2020, considered the recommendations presented in a report prepared by the Policy Planning and Special Projects ('PPSP') Department for the 2041 MCR, which included the Subject Lands. The PPSP Department did not support the proposed employment land conversion request to allow non-employment land uses on the Subject Lands and therefore did not recommend its approval in the Committee of the Whole Report.

Vaughan Council, on May 27, 2020, ratified the recommendations of the report with modifications, and approved the employment land use conversion request for the Subject Lands.

The York Region Committee of the Whole, on October 15, 2020, considered the recommendations presented in a report prepared by the Commissioner of Corporate Services and Chief Planner for York Region regarding the 2041 MCR. Similar to the City of Vaughan, the report did not support the employment land conversion request for the Subject Lands and recommended that the Subject Lands be designated as "Employment" in the updated Draft York Regional Official Plan ('Draft YROP'). On October 22, 2020, York Region Council ratified the recommendations of the report with modifications and approved the conversion request for the Subject Lands.

Previous Reports/Authority

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

[May 20, 2020, Committee of the Whole \(Item 10, Report No. 20\)](#)

[October 15, 2020, Committee of the York Region Committee of the Whole, Planning and Economic Development \(Item 1, Report F\)](#)

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

a) Date the Notice of Public Meeting was circulated: April 8, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Roysun Road, Sovereign Court and Martin Grove 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 Homeowner's Association and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of April 12, 2022, 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 technical report to the Committee of the Whole.

Analysis and Options

An amendment to VOP 2010 is required to permit the Development

Official Plan Designation:

- “Employment Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Prestige Employment” on Schedule 13 – Land Use by VOP 2010
- This designation does not permit residential uses
- The Owner proposes to amend VOP 2010 by redesignating the Subject Lands from “Prestige Employment” to “Mid-Rise Mixed-use” with a maximum building height of 12-storeys and a FSI of 3.79 times the area of the lot to permit the Development

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021, as amended, and Zoning By-law 1-88, as amended.

The Applications were received by the City on January 4, 2022, and as such, given Council’s direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021, as amended, and Zoning By-law 1-88, as amended.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

Zoning By-law 1-88:

- “C7 Service Commercial Zone” by Zoning By-law 1-88
- This zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone”, as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Lot Area	67 m ² per unit Total = 22,110 m ² (67 m ² x 330 units)	24.2 m ² per unit Provide a minimum lot area of 7,986.00 m ²
b.	Minimum Front Yard Setback (Roysun Road)	7.5 m	<ul style="list-style-type: none"> • 6 m to the colonnade and balconies • 6.8 m to balcony at the daylight triangle between Roysun Road and Martin Grove Road
c.	Minimum Exterior Side Yard Setback (Martin Grove Road)	7.5 m	<ul style="list-style-type: none"> • 6 m to the colonnade • 6.8 m to balcony • 2.2 m to intake shaft
d.	Minimum Exterior Side Yard Setback (Sovereign Court)	7.5 m	1.8 m to intake shaft
e.	Permitted Uses	Commercial uses are not permitted	<p>Permit a maximum of 1,666 m² devoted to commercial uses permitted on the ground floor level of the building and shall be restricted to the following uses:</p> <ul style="list-style-type: none"> • Bank or Financial Institution • Business or Professional Office • Clinic • Club or Health Centre • Commercial School • Eating Establishment • Eating Establishment, Convenience and/or Take-out • Personal Service Shop • Photography Studio • Retail Store • Travel Agency • Day Nursery

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
f.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 330 units = 495 spaces</p> <p>Visitor 0.25 spaces/unit x 330 units = 83 spaces</p> <p>Total Residential and Visitor Parking Required = 578 spaces</p>	<p>Residential 1.04 spaces/unit x 330 units = 344 spaces</p> <p>Visitor 0.2 spaces/unit x 330 units = 66 spaces</p> <p>Total Residential and Visitor Parking Proposed = 410 spaces</p>
g.	Minimum Landscape Strip abutting a Street	6 m	<ul style="list-style-type: none"> • 1.8 m to intake shaft along Sovereign Court • 2.2 m to intake shaft along Martin Grove Road
h.	Minimum Amenity Area	<p>231 One-Bedroom Units x 20 m²/unit = 4,620 m²</p> <p>99 Two-Bedroom Units x 55 m²/unit = 5,445 m²</p> <p>Total required amenity area = 10,065 m²</p>	Provide a total amenity area of 6,317 m ²
i.	Loading and Unloading	Shall not be permitted between a building and a street	Loading shall be permitted between the building and Sovereign Court

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

Zoning By-law 001-2021:

- “EM1 Prestige Employment Zone” by Zoning By-law 001-2021
- This zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to “MMU Mid-Rise Mixed-Use Zone”, as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 2

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement
a.	Minimum Exterior Side Yard Setback (Martin Grove Road)	5 m	2.2 m to intake shaft
b.	Minimum Exterior Side Yard (Sovereign Court)	5 m	1.8 m to intake shaft
c.	Maximum Parking Requirements	Commercial 4.5 spaces/100 m ² x 1,665.91 m ² = 75 spaces	Commercial 6.65 spaces/100 m ² x 1,665.91 m ² = 111 spaces
d.	Podium & Tower Requirements	Minimum Podium Height – 10.5 m Maximum Podium Height – 20 m Minimum Tower Step-Back – 3 m Maximum Tower Floor Plate – 850 m ² Minimum Tower Separation – 30 m	The podium and tower requirements shall not apply
e.	Minimum Landscape Strip abutting a Street	5 m	<ul style="list-style-type: none"> • 1.8 m to an intake shaft along Sovereign Court • 2.2 m to an intake shaft along Martin Grove Road
f.	Minimum Setback to Accessory Structure (Intake Shaft) to Underground Parking Garage	The accessory structure shall not be located in the exterior yard and shall have a minimum setback of 3.0 m from a street	An accessory structure (intake shaft) may be located in an exterior yard and shall have a minimum setback of 1.8 m from a street
g.	Hard Landscaped Areas	Hard landscaped areas shall be setback 0.6 m from any lot line	Hard landscaped areas shall be setback 0 m from all lot lines
h.	Build-to Zone	A 5 to 10 m build-to zone is required on a corner lot and shall apply to a minimum of 50% of the street frontage.	The build-to zone shall not apply with respect to the portion of the building which abuts Sovereign Court.

	Zoning By-law 001-2021 Standard	MMU Mid-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the MMU Mid-Rise Mixed-Use Zone Requirement
i.	Minimum Amenity Area	<p>8 m² x 8 units = 64 m² 5 m² x 322 units = 1,610 m² Total = 1,674 m²</p> <p>A minimum of 90% of the amenity area shall be provided as a common space.</p>	<p>Provide a total minimum amenity area of 1,507 m² (excluding private balconies)</p> <p>A minimum of 64% of the amenity area shall be provided as a common space</p>

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive 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') and VOP 2010 ▪ The Subject Lands and surrounding lands are identified as being located within a "Provincially Significant Employment Zone" by the Ministry of Municipal Affairs and Housing (MMAH). The Growth Plan provides policy direction for lands identified as "Provincially Significant Employment Zones" and specific consideration will be given to "Provincially Significant Employment Zones" in a future comprehensive technical report.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010, proposed rezoning, and the proposed zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and the proposed land use designation, appropriateness of residential uses, compatibility with existing and planned surrounding uses, built form, massing, building height, density, proposed commercial uses at

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>grade, lot coverage, setbacks, access, parking, amenity space, landscaping, and site circulation.</p> <ul style="list-style-type: none"> ▪ The appropriateness of the proposed Development will be evaluated in consideration of the approved employment land conversion for the Subject Lands
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
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 City of Vaughan City-wide Urban Design Guidelines
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Municipal Affairs and Housing ('MMAH') and external public agencies and utilities, the Public and School Boards
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Bronze score of 38
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the parkland dedication requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy

	MATTERS TO BE REVIEWED	COMMENT(S)
i	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 may 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)
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals ▪ The Owner will be required to provide a Housing Options Statement as part of the Applications for review by City staff

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Required Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner will be required to submit a Site Development Application and a Draft Plan of Condominium to create tenure for the Development, to be reviewed in a future comprehensive technical report
l.	Required Agreements	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner may be required to enter into a Development Agreement with the City of Vaughan Development Engineering Department for the installation of any proposed service connections, and shall agree to pay for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development ▪ Additional agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachments, and payment of associated fees may also be required
m.	Access	<ul style="list-style-type: none"> ▪ Access to the Subject Lands proposed via Sovereign Court, which leads to an underground parking garage of three (3) levels, shall be reviewed ▪ Martin Grove Road is identified as a Minor Arterial Road (36 m) whereas Roysun Road and Sovereign Court are identified as Minor Collectors (24 m proposed/ 23 m existing), on Schedule 9 – Future Transportation Network of VOP 2010, Volume 1. ▪ Martin Grove Road is not identified as a regional road by the YROP. Therefore, it is under the jurisdiction of the City of Vaughan

Financial Impact

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

Broader Regional Impacts/Considerations

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

requested exemption of Regional Approval for Official Plan Amendment File OP.21.027. 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 comprehensive 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 Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context & Location Map
2. Proposed Site Plan and Zoning
3. Landscape Plan
4. East and South Building Elevations
5. North and West Building Elevations
6. Building Renderings (North West View)

Prepared by

Rebecca Roach, Planner, ext. 8626

Letizia D'Addario, Senior Planner, ext. 8213

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager