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COMMUNICATION
COUNCIL – June 28, 2022
CW (1) - Report No. 27, Item 4

DATE: June 27, 2022

TO: Mayor and Members Of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – COUNCIL, JUNE 28, 2022

ITEM NO 4., REPORT NO. 27

**VAUGHAN NW RR PROPCO LP
OFFICIAL PLAN AMENDMENT FILE OP.20.008
ZONING BY-LAW AMENDMENT FILE Z.20.016
SITE DEVELOPMENT FILE DA.20.022
NORTHEAST CORNER OF MAJOR MACKENZIE DRIVE WEST AND
WESTON ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the site-specific zoning exceptions identified in Table 2 of Item No. 4, Report No. 27 of the June 7 Committee of the Whole be amended to include the following exceptions:
 - i) A minimum Interior Side Yard Setback of 3 m from the building to the southerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
 - ii) A minimum Interior Side Yard Setback of 14.1 m from the building to the northerly lot line (Phase 1) and 12.3 m from the outer edge of the balcony to the northerly lot line (Phase 1), whereas 18.75 m is required for Wing A and 22 m is required for Wing B;
 - iii) A minimum Interior Side Yard Setback of 16.9 m from Building C (Phase 2) to the northerly lot line, whereas 22 m is required; and
 - iv) A minimum Front Yard Setback (Weston Road) of 3.8 m from Building C (Phase 2) be deleted and replaced with a Minimum Front Yard Setback (Weston Road) of 2.8 m from Building C (Phase 2), whereas 7.5 m is required.

2. THAT in accordance with Subsection 34(17) of the *Planning Act*, Vaughan Council deem that no additional notice or public meeting is required prior to the enactment of the zoning by-law for Zoning By-law Amendment File Z.20.016, notwithstanding that changes were made to the by-law after the holding of the statutory public meeting on October 6, 2020.

Background

The Committee of the Whole, on June 7, 2022, recommended approval of Official Plan Amendment File OP.20.008, Zoning by-law Amendment File Z.20.016, and Site Development File DA.20.022 (the 'Applications') for the subject lands (the 'Subject Lands') located at the northeast corner of Major Mackenzie Drive West and Weston Road. The development contains two phases:

- Phase 1 is for a 10 and 12-storey Seniors Supportive Building connected by a 5-storey building; and
- Phase 2 is for three (3) apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings measuring 6 to 12-storeys and 12 storeys respectively.

A Consent Application (File B010/22) has been submitted to facilitate the severance of the Subject Lands into the Phase 1 and 2 lands.

Upon further review of the plans submitted in support of the Applications, the following additional exceptions were identified:

- An additional exception for the interior side yard setback for the Phase 1 building to the future south property line as a result of Consent File B010/22. The required Minimum Interior Side Yard setback in Zoning By-law 1-88 is 18.75 m for Wing A and 22 m for Wing B; whereas, a minimum interior side yard setback of 3 m is proposed. An 18.75 and 22 m setback requirement is identified here, rather than the 4.5 m setback requirement in the staff report due to a difference in interpretation of how this requirement is to be applied by the Building Standards Department. Out of an abundance of caution, the stricter of the two interpretations is being applied here. The Development Planning Department can support this exception, as there is no physical barrier proposed between the Phase 1 and 2 lands to distinguish the two properties, thereby mitigating any visual impact of the reduced interior side yard setback. In addition, no changes to the building layout and footprint are proposed as a result of the new zoning requirements. Accordingly, the site plan shown on Attachment 3 of Item 4, Report No. 27 remains unchanged.
- Additional exceptions for the interior side yard setbacks for the Phase 1 building (14.1 m) and uncovered balconies (12.3 m) to the north property line and for the interior side yard setback for Building C in Phase 2 (16.9 m) to the north property line is also required as a result of the aforementioned interpretation. The

Development Planning Department can support these exceptions as they are considered minor exceptions from the minimum interior side yard setback requirement. In addition, no changes to the building layout and footprint are proposed as a result of the new zoning requirements. Accordingly, the site plan shown on Attachment 3 of Item 4, Report No. 27 remains unchanged.

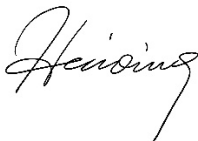
- An amendment is required to the Minimum Front Yard setback from Building C in Phase 2 to Weston Road to correct a typo. The Minimum Front Yard Setback was erroneously identified as 3.8 m under Section a. in Table 2 of the Technical Report; however, the correct setback is 2.8 m. The Development Planning Department can support this exception as this setback is measured from the narrowest distance from the building to the front lot line, increasing in setback width along the front yard between Building 'C' and Weston Road from this pinch point.

Conclusion

The Development Planning Department supports the exceptions identified above and have included them into the implementing Zoning By-law being considered by Council on June 28, 2022, for approval.

For more information, contact Letizia D'Addario, Senior Planner, Development Planning ext. 8213.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management