

Committee of the Whole (1) Report

DATE: Tuesday, June 7, 2022

WARD: 3

TITLE: 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
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment and Zoning By-law Amendment Files OP.20.008 and Z.20.016 for the subject lands (Phases 1 and 2) and Site Development File DA.20.022 for Phase 1 of the subject lands shown on Attachment 2, to permit the following development consisting of two (2) phases, as shown on Attachments 2 to 7:

Phase 1 (Seniors Supportive Living Building):

- Wings “A” and “B”: 10 and 12-storey senior supportive living building connected by a 5-storey “Centre” Wing
- A total of 460 residential dwelling units comprised of seniors apartment units and seniors care units with a Floor Space Index (‘FSI’) of 4.19 times the area of the lot

Phase 2:

- Building “C” – 12-storey mixed-use residential apartment building on a 2-storey podium
- Building “D” – 6 to 12-storey mixed-use residential apartment building on a 2-storey podium
- Building “E” – 6 to 12-storey residential apartment building on a 2-storey podium
- A total of 525 residential dwelling units are proposed with an FSI of 2.78 times the area of the lot

- Buildings “C” and “D” in Phase 2 contain retail uses at grade totaling 464 m².
- A privately-owned publicly accessible space (‘POPS’) consisting of a park, piazza, and mews.

Report Highlights

- The Owner proposes amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a multi-phased development on the subject lands
- The Owner has submitted a Site Development application for Phase 1 to facilitate the development of a Seniors Supportive Living Building
- The Owner proposes to increase the permitted building height and density in return for upgrades to the proposed on-site POPS and a monetary contribution of \$1,030,560 to secure off-site community benefits as determined by the City pursuant to Section 37 of the *Planning Act*, the policies of Vaughan Official Plan 2010 and the City’s guidelines for the implementation of Section 37
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010, and the Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.20.008 (Vaughan NW RR PropCo LP) BE APPROVED, to amend the “Mid-Rise Mixed-Use” designation of Vaughan Official Plan 2010, Volume 1, Schedule 13 - Land Use, and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1, and 2.78 times the area of the lot for Phase 2.
2. THAT Zoning By-law Amendment File Z.20.016 (Vaughan NW RR PropCo LP) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “C5(H) Community Commercial Zone” with a Holding Symbol “(H)”, subject to site-specific Exception 9(1327) to “RA3 Apartment Residential Zone” for Phase 1 and “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” for Phase 2, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.

3. THAT the Holding Symbol “(H)” shall not be removed from Phase 2 of the subject lands proposed to be rezoned “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” or any portion thereof, until the following conditions have been satisfied:
 - a. Water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 2 Lands, or portions thereof, by the City of Vaughan;
 - b. The Owner shall provide Functional Servicing and Stormwater Management Reports in support of development of the Phase 2 lands to the satisfaction of the City;
 - c. The Owner shall provide a Master Servicing Report, to the satisfaction of the City, for ultimate sanitary servicing and full build out of the northeast quadrant of Weston Road and Major Mackenzie Drive, which shall include both Phase 1 and Phase 2 of the Subject Lands, the adjacent external lands including but not limited to Vaughan NW Residences Inc. (Phase 1 and Phase 2), and the ‘Gatti’ property located at 10069 Weston Road;
 - d. The Owner shall enter into an agreement with the City for design and construction of external sanitary servicing and municipal infrastructure improvement in support of the northeast quadrant of Weston Road and Major Mackenzie Drive, at no cost to the City. The Owner shall make arrangement with participating/benefiting landowners for any required cost sharing provisions related to the said external sanitary servicing and municipal infrastructure improvement;
 - e. A Site Development Application shall be approved for the Phase 2 portion of the subject lands; and
 - f. The Owner shall provide the City with an updated Block Plan for Block 33 West showing the associated land uses and statistics for approval by Vaughan Council, for Phases 1 and 2.
4. THAT the implementing Zoning By-law include the provision of upgrades to the proposed on-site POPS and a monetary contribution of \$1,030,560 pursuant to Section 37 of the *Planning Act*, towards the following potential community benefits, which are to be finalized and implemented through Section 37 Density Bonus Agreement executed between the Owner and the City of Vaughan in return for an increase in the maximum permitted building height and density for the development to the satisfaction of the City:
 - a. Maintenance work in Vellore Hall
 - b. An emergency entrance at the Vellore Village Community Centre for emergency vehicles to gain access to the outdoor skating rink
 - c. Illuminated exterior signage for Vellore Village Library

5. THAT prior to the enactment of the implementing Zoning By-law the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City of Vaughan to secure the contribution(s) identified in this report and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications.
6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law
7. THAT Site Development File DA.20.022 (Vaughan NW RR PropCo LP) for Phase 1, BE DRAFT APPROVED SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a 10 and 12-storey senior supportive living building connected by a 5-storey “Centre” Wing with a total of 460 residential dwelling units and a Floor Space Index of 4.19 times the area of the lot
8. THAT Vaughan Council adopt the following resolution of water and sewage servicing capacity for Phase 1 of the subject lands:
“THAT Site Plan Development Application DA.20.022 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 397 residential apartment units (877 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Background

The subject lands (‘the Subject Lands’) are legally described as Part of the West Half of Lot 21, Concession 5, Parts 5 to 12 on Plan 65R-37024, Vaughan, and located at the northeast corner of Major Mackenzie Drive West and Weston Road. The Subject Lands and surrounding land uses are shown on Attachment 2.

The original development proposal was revised based on comments received at the Public Meeting

Vaughan NW RR PropCo LP (the ‘Owner’), formerly known as Major Weston Centres Limited, submitted Official Plan and Zoning By-law Amendment Files OP.20.008 and Z.20.016 on May 6, 2020, to amend Vaughan Official Plan 2010 (‘VOP 2010’) by redesignating the Subject Lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” with a maximum building height of 24 storeys and an FSI of 4.1 times the area of the lot and to amend Zoning By-law 1-88 by rezoning the Subject Lands from “C5(H)

Community Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1327) to “RA3 Apartment Residential Zone” with additional site-specific zoning exceptions in order to permit the original proposal (the ‘Original Proposal’), as shown on Attachment 9.

The Original Proposal consisted of a phased development, as follows:

Phase 1:

- Buildings “A” and “B”: 10 and 12-storey senior supportive living building connected by a 5-storey podium, with 222 and 238 units, respectively

Phase 1A:

- Buildings “C” and “D”: 12 and 16-storey mixed-use residential apartment buildings with 124 and 158 units, respectively, with at-grade retail

Phase 2:

- Buildings “E” and “F”: 20 and 24-storey residential apartment buildings with 240 and 286 units, respectively

A total of 1268 residential units was proposed with 844 parking spaces in two levels of underground parking, and a maximum density (Floor Space Index) of 4.1 times the area of the lot.

Site Development File DA.20.022 for Phase 1 of the Development was also submitted together with the Original Proposal (Phases 1 and 2).

The Owner, on October 14, 2021, submitted a revised development proposal in response to comments expressed at the Public Meeting. The proposal was further refined by the Owner in subsequent submissions on February 25, 2022 and March 11, 2022. The revised development proposes a Seniors Supportive Living Building in Phase 1 consisting of two mid-rise residential buildings 10 and 12 storeys respectively, connected by a 5-storey low-rise building, with 460 residential units and an FSI of 4.19 times the area of the lot. Phase 2 consists of three (3) mixed-use residential buildings 12-storeys in height, with 525 residential units and an FSI of 2.78 times the area of the lot. A total of 985 residential units are proposed in Phases 1 and 2, with 2 levels of underground parking for Phase 1 and 1.5 levels of underground parking for Phase 2.

A Site Development application has not been submitted for Phase 2. A Pre-Application Consultation (‘PAC’) meeting (File PAC.21.128) was held on December 2, 2021 for the required Site Development Application submission for Phase 2. A Holding Symbol “(H)” will be placed on the Phase 2 lands until such time that a Site Development Application

is submitted, should the applications be approved. A condition to this effect is included in the Recommendations section of this report.

Council resolved to continue processing development applications under the existing Vellore Centre policy framework in VOP 2010

The Subject Lands are located within a Local Centre as shown on Schedule 1 - Urban Structure of VOP 2010, more specifically the “Vellore Centre” as identified on Figure 6 - Intensification Areas of VOP 2010.

On October 21, 2020, Vaughan Council directed staff to explore options for possible land use studies to guide development in the Vellore Centre. On April 7, 2021, Council considered the staff report “Response to Council Direction to Explore Land Use Study Options for Vellore Centre” at the Committee of the Whole (1) Meeting.

On April 20, 2021, Council resolved to approve the Recommendation contained in the staff report that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

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

The City, on August 15, 2020, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within the extended polling area shown on Attachment 2 and the Millwood Woodend Ratepayers, Vellore Woods Ratepayers, and Greater Woodbridge Ratepayers. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and two notice signs were installed on the Subject Lands along Major Mackenzie Drive and Weston Road in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on October 21, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 6, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department, and at the Public Meeting and subsequent Council Meeting regarding the Original Proposal:

Deputations

- Paula Bustard, SmartCentres, representing the Owner
- Francesco Sorbara, Isaiah Drive, Vaughan
- Tim Soroichinsky, Millwood Woodend Ratepayers Association, Millwood Parkway, Woodbridge

- Antonio Gallo, Manordale Crescent, Woodbridge
- The following representatives of the Vellore Woods Ratepayers Association:
 - Vanessa Galle, Ostrovsky Road, Woodbridge
 - Sophia Douvis, Poetry Drive, Woodbridge
 - Valeria Mitsubata, Wheatfield Drive, Woodbridge
 - John Ross Harvey, Thicket Trail, Woodbridge
 - Manuela Pedano, Timberland Drive, Woodbridge
 - Sam Audia, Cormorant Crescent, Woodbridge
 - Elvira Caria, Bunting Drive, Woodbridge

Written Submissions

- Giovanna and Pina, Zachary Place, Woodbridge, email dated September 14, 2020
- Jenny, no address given, email dated September 15, 2020
- Karelia Saravia, no address given, email dated September 19, 2020
- Ashok & Reema Awal, Retreat Blvd., Woodbridge, email dated September 21, 2020
- Bhavana & Paresh Patel, Lindbergh Drive, Woodbridge, email dated September 21, 2020
- Natalie & John-Paul De Francesco, no address given, email dated September 27, 2020
- Lisa Flynn & Sherman Adams, Doe Trail, Woodbridge, email dated September 27, 2020
- Rosa Villella, Isaiah Drive, Vaughan, email dated September 28, 2020
- D. Massaro, no address given, email dated September 29, 2020
- Cristina Alves, no address given, email dated September 28, 2020
- Anna Tedesco-Bruce, no address given, email dated September 29, 2020
- Michael Khan, no address given, email dated September 29, 2020
- Antonio Gallo, no address given, email dated September 25, 2020
- Cathy Chao, no address given, email dated September 29, 2020
- Kurnesh Sharma, Moe Dichari, Frank, Gopal Sharma, no address given, email dated September 29, 2020
- Afrooz Cianfrone, no address given, email dated October 1, 2020
- Karen Yip, no address given, email dated October 1, 2020
- Lydia and Kevin Zhu, no address given, dated October 3, 2020
- Aileen Trescher, Bellini Avenue, Woodbridge, dated October 4, 2020
- Ronald & Alessandra Basso, Sunset Terrace, Woodbridge, dated October 5, 2020
- Mazhar Khan, no address given, dated October 4, 2020
- Arben Kruja, Hawstone Road, Woodbridge, dated October 25, 2020
- Amna Rehman, Lawford Road, Woodbridge, email dated October 5, 2020
- Sandra Francesconi, no address given, email dated October 5, 2020

- Dennis Naumann, no address given, email dated October 5, 2020
- Sarmad Abo Al-Soof & Youliya Younan, Doe Trail, Woodbridge, email dated October 6, 2020
- Liviu Serbu, Redfinch Crescent, Woodbridge, dated October 5, 2020
- Vera Torgovnikov, no address given, dated October 6, 2020
- Sadhendra Jaiswal, no address given, dated October 6, 2020
- Massimo & Mary Sturino, no address given, undated letter
- Kiran Qureshi, no address given, email dated September 29, 2020
- Carla Kijurina, Dolce Crescent, Woodbridge, email dated September 29, 2020
- Anne Ferrante, no address given, email dated September 27, 2020
- Paul, no address given, email dated September 30, 2020
- Mike Molnar, Wheatfield Drive, Woodbridge, email dated October 4, 2020
- Mati, no address given, email dated September 30, 2020
- MK, no address given, email dated September 29, 2020
- Nina Chnek, Dolce Crescent, Woodbridge, email dated September 28, 2020
- Iryna Kryvtsun, no address given, email dated October 7, 2020
- Douglas Irwin, Vellore Park Avenue, Woodbridge, email dated October 9, 2020
- Ruth Schachter, no address given, email dated October 13, 2020

The following is a summary of the comments made at the Public Meeting and provided through written correspondence received to date. The comments have been organized by theme and responses to the comments are provided in the relevant sections of this report:

Traffic and Access

- The Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- There is no major transit or subway in the vicinity to support this type of Development and the walkability of this area is not good

Density and Height

- The Development will have the tallest buildings in the area and is not compatible with the surrounding context
- The height and massing of the Development creates a negative visual impact and creates shadowing and privacy issues for existing dwellings in the area

Other

- Overwhelm existing infrastructure, schools, community services and facilities
- Concern with increased crime

- Preference for commercial/retail development in this location to serve existing residents on the community
- Negatively impact quality of life for residents of the community

The above comments were provided in response to the Original Proposal.

The Development Planning Department, on May 31, 2022, emailed a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation at the Committee of the Whole or submitted written submissions to the City regarding the applications submitted for the Subject Lands.

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

The Owner has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachment 2, to permit a multi-phased development for a 10 and 12-storey Seniors Supportive Living Building (Phase 1) with 460 residential dwelling units and 3 mixed-use residential apartment buildings with 525 residential dwelling units (Phase 2) for a total of 985 residential dwelling units, and an FSI of 4.19 times the area of the lot (Phase 1) and 2.78 times the area of the lot (Phase 2) (the ‘Development’) as shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.20.008 to:
 - a. amend the “Mid-Rise Mixed-Use” designation of VOP 2010 Volume 1, Schedule 13 - Land Use, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2.0 to 4.19 times the area of the lot (Phase 1) and 2.78 times the area of the lot (Phase 2)
 - b. amend the policies and schedules of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies
 - c. permit a Seniors Supportive Living Building use in Phase 1 with 491.2 units per hectare (460 units/0.9364 ha) and a maximum building height of 12 storeys, whereas up to a maximum of 100 units per hectare and 6 storeys in building height is permitted
2. Zoning By-law Amendment File Z.20.016 to amend Zoning By-law 1-88 to rezone the Subject Lands from “C5(H) Community Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1327), to “RA3 Apartment Residential Zone” for Phase 1 and “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” for Phase 2, in the manner shown on Attachment 3 together with the site-specific zoning exceptions identified in Table 2 of this report.

A Site Development Application was submitted for Phase 1 of the Development
Site Development File DA.20.022 was also submitted for Phase 1, to facilitate the development of the Seniors Supportive Living Building, as shown on Attachments 3 to 5 ('Phase 1'). The Phase 1 development has not significantly changed from the Original Proposal.

Previous Reports/Authority

Previous reports relating to the Subject Lands are available at the following links:

[October 6, 2020, Committee of the Whole Public Meeting \(Item 5, Report No. 45, Recommendation 1\)](#)

[October 21, 2020, Council Meeting Communication C23 \(Item 5, Report No. 45\)](#)

[April 7, 2021, Committee of the Whole \(Item 7, Report No.14, Recommendations 1 to 3\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context is important. The Development is consistent with the following policies of the PPS:

- Section 1.1.1 - accommodating a market-based range and mix of residential types, and promoting land use planning, growth management and intensification to minimize land consumption and servicing costs
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land resources and are transit supportive, where transit is planned, existing or may be developed
- Section 1.1.3.3 - promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated considering the existing area

- Section 1.4.1 and 1.4.3 - to provide for an appropriate range of housing options and densities to meet projected market-based and affordable needs of current and future residents
- Section 1.4.3 b) - permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of residents including special needs requirements
- Section 1.4.3 d) - promote densities for new housing which efficiently uses land resources infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed
- Section 1.4.3 f) - establishing development standards for residential intensification to facilitate compact form
- Section 1.6.3 a) - the use of existing infrastructure and public service facilities should be optimized

The Subject Lands are located within a Settlement Area as defined by the PPS and within a “Local Centre” on Schedule 1 - Urban Structure of VOP 2010. The Development is consistent with the policies of the PPS as it makes efficient use of the Subject Lands by minimizing land consumption and contributing to the range and mix of housing options and commercial uses in the area.

The Subject Lands are located at the northeast corner of two major arterial regional roads (Major Mackenzie Drive West and Weston Road), as identified on Schedule 9 - Future Transportation Network of VOP 2010. Major Mackenzie Drive West is identified as a Regional Rapid Transit Corridor (east of Weston Road) and Weston Road is identified as a Regional Transit Priority Network (south of Major Mackenzie Drive West) on Schedule 10 - Major Transit Network of VOP 2010. The Subject Lands are served by bus services on Major Mackenzie Drive West and Weston Road.

On this basis, the Development is consistent with the PPS.

The Development conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and

wastewater systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary.

The Development is consistent with the policy framework of the Growth Plan, specifically with the following policies:

- Section 2.2.1 - directing growth to Settlement Areas in built-up locations with existing or planned transit to achieve complete communities that provide a diverse range and mix of housing options, that meet people's needs for daily living throughout an entire lifetime, can accommodate the needs of all household sizes, ages, and incomes, and to improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes.
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents
- Section 2.2.6.3 - in supporting the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes and types to accommodate a diverse range of household sizes and incomes.

The Development directs growth to a Settlement Area, as defined by the Growth Plan, and will contribute to meeting the prescribed 40% of residential development within a delineated built-up area (Sections 2.2.1 and 2.2.2).

The Growth Plan promotes redevelopment through intensification generally throughout the built-up area and specifically recognizes the need for more efficient utilization of lands and existing infrastructure.

The Development conforms to the Growth Plan as it contributes to the achievement of a complete community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents (Section 2.2.6). The Development is also compatible with the existing built form in the surrounding community, while also making efficient use of available infrastructure.

Accordingly, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses.

- Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region".
- Section 5.3 of the YROP encourages intensification within the built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use.
- Section 5.5 of the YROP provides policy direction for development in Local Centres which are smaller in scale and scope than Regional Centres, but identified as a focal point for residential, human services, commercial and office activities for the surrounding community. It further states that the appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area. Local Centres are recognized for the role they play in achieving the Region's intensification objectives and will be addressed within local intensification strategies.

The Development is consistent with the policy framework of the YROP, specifically with the following policies:

- Section 5.5.1 - That local centres serve as important neighbourhood focal points that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.
- Section 5.5.5 - That the planning and implementation of Local Centres shall be consistent with the intensification policies of Section 5.3 of this Plan.

The Development achieves the objectives outlined in the policies above by providing a range of housing and commercial opportunities on the Subject Lands, including a Seniors Supportive Living Building in Phase 1 and retail components as part of the mixed-use residential buildings proposed in Phase 2. The Development also proposes shared outdoor amenity areas in the form of various communal outdoor amenity spaces that include multiple seating areas, large communal patios, walking paths and landscaped areas in Phase 1. Phase 2 proposes a POPS in the form of a park, piazza

and mews, which provide passive recreational opportunities for future and existing residents of the community. On this basis, the Development meets the policy objectives for a Local Centre and therefore conforms to the YROP.

York Region, on April 14, 2022 exempted Official Plan Amendment OP.20.008 from approval by the Regional Planning Committee of the Whole and Council, and considers the application a matter of local significance.

An amendment to VOP 2010 is required to permit the Development, which is supported by the Development Planning Department

The Subject Lands are identified as being located within a “Local Centre” as identified on Schedule 1 - Urban Structure, of VOP 2010, specifically the “Vellore Centre” as identified on Figure 6 – Intensification Areas, of VOP 2010.

“Local Centres” are identified by VOP 2010 as the mixed-use cores of their respective communities that are predominantly residential in character but will also include a mix of uses to allow residents of the Local Centre and of the surrounding community to meet daily needs close to where they live and work. Local Centres are to be pedestrian-oriented places with good urban design and an intensity of development appropriate for supporting efficient transit service. The Vellore Centre is identified by VOP 2010 as an emerging Local Centre in this community that will be the focus for multi-family developments and may include mid-rise or high-rise buildings as appropriate.

The Subject Lands are designated “Mid-Rise Mixed-Use” with a maximum permitted height of six (6) storeys and an FSI of two (2) times the area of the lot on Schedule 13 - Land Use, of VOP 2010.

The Subject Lands are also designated “Mid-Rise Mixed-Use” with a “Village District” overlay by Map 12.6.A of Area Specific Policy 12.6 – Northwest Quadrant of Major Mackenzie Drive and Weston Road (the ‘Area Specific Plan’), in Volume 2 of VOP 2010, as shown on Attachment 8.

The following table provides a summary of the proposed amendments to VOP 2010 policies:

Table 1:

	VOP 2010 Policy, Standard or Schedule	VOP 2010 Requirement	Proposed Amendment to the VOP 2010 Requirement
a.	Maximum Permitted Building Height (Schedule 13)	Six (6) storeys	Twelve (12) storeys
b.	Maximum Permitted Density (FSI) (Schedule 13)	Two (2) times the area of the lot	<ul style="list-style-type: none"> • 4.19 times the area of the lot for Phase 1 • 2.78 times the area of the lot for Phase 2
c.	Maximum Total Gross Floor Area (GFA) of a Development on Lands within the Village District (Section 12.6.3.3 of the Area Specific Plan)	17,000 m ²	80,330 m ²
d.	Maximum Units per Hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use (Section 12.6.2.1.c. of the Area Specific Plan)	100 units per hectare	460 units/0.9364 hectares (Phase 1) = 491.2 units per hectare
e.	Location and Function of the Land Uses on Map 12.6.A of the Area Specific Plan (as shown on Attachment 8)	<ul style="list-style-type: none"> • "Village Promenade" and "Pedestrian Only Promenade" in the centre of the Subject Lands • "Urban Square" in the southwest corner of Subject Lands • Portion of the east lot line of the Subject Lands is "Promenade Area 'A'" (the northern half) 	<ul style="list-style-type: none"> • The "Village Promenade" and "Pedestrian Only Promenade" to be amended to reflect the Development • The Urban Square is proposed to be a "Piazza" • The Promenade Area 'A' is proposed to be Private Road B

The amendments identified in the table above, together with other amendments to the Village District policies of the Area Specific Plan, including the site-specific Urban Design policies in Section 12.6.6, have been reviewed by the Development Planning Department and can be supported based on the following comments:

Section 9.2.2.4 of VOP 2010 states that Mid-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community, and institutional uses. The “Mid-Rise Mixed-Use” designation of VOP 2010 and Section 12.6.2.2 of the Area Specific Plan permits Mid-Rise Buildings. Section 9.2.3.5.a. of VOP 2010 defines Mid-Rise Buildings as generally buildings over five (5) storeys in height up to a maximum of twelve (12) storeys in height.

Section 12.6.3.1 of the Area Specific Plan states that the Village District area is the location of the most compact development form that is intended to be an area of mixed-use retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.

The uses proposed for the Development are permitted in the Village District by Sections 12.6.2.1 and 12.6.3.2 of the Area Specific Plan, as well as a Senior’s Retirement, Nursing Home, or Long-term Care Facility uses up to a maximum of 100 units per hectare and 6 storeys in height, in exchange for public benefits and meeting criteria in accordance with Section 12.6.2.1.c.

The Seniors Supportive Living Building use in Phase 1 of the Development conforms to the Senior’s Retirement, Nursing Home, or Long-term Care Facility uses with respect to its intention of providing housing options for seniors within the Area Specific Plan.

Phase 1 of the Development achieves the above VOP 2010 requirements as follows:

- public benefits through the provision of an underground parking garage in lieu of a surface parking lot, which increases the amount of available on-site open space, which has been provided in the form of various communal outdoor amenity spaces that includes multiple seating areas, large communal patios, walking paths and high-quality landscaped areas. These areas, together with private outdoor amenity spaces in the form of private ground floor patios will also facilitate an appropriate relationship to the street and the pedestrian realm
- the Seniors Supportive Living Building is not located adjacent to Low-Rise Residential areas
- proposed Private Road A and Private Road B and their corresponding landscape strips will provide adequate separation distance from adjacent residential and mixed-use areas which mitigates the need for stepping down in height and density, as shown on Attachments 3 and 4
- the height, massing and scale of the Seniors Supportive Living Building is complementary to and compatible with the Mid-Rise Mixed-Use designation of the surrounding lands in the Area Specific Plan, including the Phase 2 lands,

which also have a maximum permitted height of 6 storeys, and proposing 12 storeys

- the Subject Lands will be accessible to and from the Highway 400 corridor
- an Urban Transportation Considerations Report dated February 2022 prepared by BA Consulting Group Ltd has been submitted for Phases 1 and 2 which demonstrates that transportation capacity needs can be met
- a Sun/Shadow Study prepared by Kasian Architecture Ontario Inc., dated March 17, 2022, has been submitted for the Phase 1 lands to illustrate the potential impact on adjacent public or private realms, which the Urban Design division is satisfied with
- Site Development File DA.20.022 for Phase 1 has been submitted and reviewed concurrently with the Official Plan and Zoning By-law Amendment Files OP.20.008 and Z.21.016 submitted for the Subject Lands.

Map 12.6.A of the Area Specific Plan also identifies a “Village Promenade” and “Pedestrian Only Promenade” in the centre of the Subject Lands, and an “Urban Square” is identified at the southwest corner of the Subject Lands. Furthermore, the east lot line of the Subject Lands is identified as a “Private Driveway” (the southern half) and “Promenade Area ‘A’” (the northern half), as shown on Attachment 8. The Private Driveway is already constructed.

The land uses identified on Map 12.6.A of the Area Specific Plan is based on site-specific Exception 9(1327) of Zoning By-law 1-88. Some of these land uses require an amendment in accordance with Table 1, to permit the Development.

The Development Planning Department can support the proposed amendments to VOP 2010 for the following reasons:

- The Development maintains the current “Mid-Rise Mixed-Use” designation and built form, as a maximum building height of 12 storeys is permitted by VOP 2010 for this designation
- The Development achieves the intent of the “Local Centres” policies in VOP 2010
- Phase 1 of the Development provides housing options for seniors in the community in accordance with Section 12.6.2.1 of the Area Specific Plan
- Phase 2 of the Development provides additional housing options for the general community in accordance with Section 7.5.1.1 of VOP 2010, which encourages the provision of a full range of housing options including housing for seniors, supportive housing, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan’s diverse population.

- In Buildings “C” and “D” of Phase 2 the ground floor frontage facing Major Mackenzie Drive and Weston Road provides some retail uses that animate the street, in accordance with Section 9.2.2.4.c. of VOP 2010
- The Development is being undertaken on a comprehensive basis that provides an overall design that achieves proper access, internal traffic circulation, adequate parking, substantial landscaped areas, the desired urban design, and attractive pedestrian-scaled development
- The Development is related and scaled to pedestrian traffic and provides an attractive environment for pedestrians in accordance with Sections 12.6.2.4 and 12.6.2.6 of the Area Specific Plan, by incorporating significant landscaping, walking paths, a park, piazza and mews, and locating vehicular parking underground rather than surface parking areas, to create an attractive environment for pedestrians
- The Development provides an appropriate built form as it is setback appropriately from the street edges and the buildings are stepped back from the building face
- A POPS in the form of a park, piazza and mews is proposed in Phase 2, which will provide additional publicly accessible open space to the Phase 1 lands.
- The piazza is proposed in Phase 2 where the “Urban Square” is identified on the Subject Lands
- The Development would provide appropriate, transit-supportive intensification in a Local Centre which is identified as an intensification area by VOP 2010

An amendment to the Urban Design Policies of the Area Specific Plan is required

The Development Planning Department has reviewed the Development in consideration of the Urban Design Policies of the Area Specific Plan. The Development does not fully conform to the detailed Urban Design policies applicable to the Village District, and therefore an amendment to VOP 2010 is required as part of the Applications.

An Urban Design and Sustainability Brief prepared by IBI Group dated April 6, 2020 and revised October 14, 2021, (‘Design Brief’) was submitted for review in support of the Applications. The Design Brief provides detailed design guidelines in accordance with the requirements of Section 12.6.6.2 regarding the comprehensive design scheme for the Subject Lands that considers the overall building design, built form, pedestrian realm, parking, driveways, service, loading/unloading areas, the Village Promenade, and outdoor storage, as shown on Attachment 8. The Urban Design division is satisfied with the Design Brief; however, a separate Urban Design and Sustainability Brief is required to be submitted in support of the required Site Development application for Phase 2.

Based on the review of the Development in consideration of the applicable Urban Design policies, the Development Planning Department can support the amendments to VOP 2010.

In addition, consistent with Section 37 of the *Planning Act* and Section 10.1.2.9 of VOP 2010, the Owner will be required to enter into a Section 37 Bonusing Agreement for the increase to the maximum height and FSI, as discussed later in this report, should the Applications be approved.

The Development is consistent with other applicable Architectural and Urban Design Guidelines

The Development has been reviewed by the Urban Design division of the Development Planning Department in consideration of the following:

- the City-wide Urban Design Guidelines
- the Block 33 West Community Architectural Design Guidelines and
- the Urban Design Guidelines for Urban Villages I and II in the OPA 400 Planning Area.

The Urban Design division is satisfied that the Development is consistent with the applicable Architectural and Urban Design Guidelines. On this basis, the Development Planning Department can support the Development as discussed in this report.

The Owner is required to enter into a Section 37 Bonusing Agreement for the proposed increase in height and FSI in exchange for community benefits

Vaughan Council has the authority under Section 37(1) of the *Planning Act*, in a By-law enacted under Section 34 of the *Planning Act*, to authorize an increase to the building height and/or FSI of the Development above what is otherwise permitted in return for the provision of community benefits.

To determine the uplift value and Section 37 contribution, the Owner retained Colliers International Realty Advisors Inc. who provided an appraisal report for the uplift value of the Subject Lands resulting from the proposed increase in height and density (FSI). The Owner, on April 29, 2022 submitted an appraisal report to the City for review and approval. The appraisal report identifies the uplift value of the Subject Lands as of the effective date of April 7, 2022 to be \$6,900,000 (Phase 1) and \$4,000,000 (Phase 2). The Real Estate Department reviewed and accepted the appraisal report.

Based on the policies of VOP 2010 and the City's Guidelines for the Implementation of Section 37 Benefits, the Owner and the City have agreed on the provision of upgrades to the proposed on-site POPS and a monetary contribution of \$1,030,560.

The proposed upgrades to the POPS on the Subject Lands are as follows:

- Unit paving
- Permeable paving
- Play area safety surface
- Play structure
- Feature walls
- Trellis
- Fitness equipment

The monetary contribution will be directed towards one or a combination of the following potential off-site community benefits, to be finalized prior to the execution of the Density Bonusing Agreement:

- Maintenance work to Vellore Hall
- An emergency entrance at the Vellore Village Community Centre for emergency vehicles to gain access to the outdoor skating rink
- Illuminated exterior signage for Vellore Village Library

The upgrades and monetary contribution will be included in the implementing Zoning By-law and secured through an amended Section 37 Density Bonusing Agreement executed between the Owner and the City prior to the enactment of the Zoning By-law, to the satisfaction of the City. The on-site upgrades and off-site community benefits are to be finalized prior to the execution of the Density Bonusing Agreement.

The Owner will be required to pay the Section 37 Bonusing Agreement Surcharge Fee in accordance with the "Tariff of Fees By-law for Planning Applications", in effect at the time of the execution of the Agreement to prepare the Section 37 Agreement, should the Applications be approved. Conditions to this effect are included in the Recommendations of this report.

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

The Subject Lands are zoned "C5(H) Community Commercial Zone" with a Holding Symbol "(H)", subject to site-specific Exception 9(1327) by Zoning By-law 1-88, as shown on Attachment 3. This zone does not permit the Development.

The Owner is proposing to rezone the Subject Lands “RA3 Apartment Residential Zone” for Phase 1 and “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” for Phase 2, together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Minimum Front Yard Setback (Weston Road)	7.5 m	<ul style="list-style-type: none"> • Wing A (Phase 1) – 0.7 m • Building C (Phase 2) – 3.8 m
b.	Minimum Exterior Side Yard Setback (Major Mackenzie Drive)	7.5 m	<ul style="list-style-type: none"> • Building ‘E’ (Phase 2) - 6.2 m (from property line after road widening)
c.	Minimum Rear Yard Setback	7.5 m	<ul style="list-style-type: none"> • Wing ‘B’ (Phase 1) - 2.3 m
d.	Minimum Setback of a Below-Grade Parking structure from the Front Lot Line (Weston Road)	1.8 m	0 m
e.	Minimum Lot Area	<p>67 m²/unit x 460 units = 30,820 m² (Phase 1)</p> <p>67 m²/unit x 525 units = 35,175 m² (Phase 2)</p>	<p>20.356 m²/unit x 460 units = 9,364 m² (Phase 1)</p> <p>28.055 m²/unit x 525 units = 14,729 m² (Phase 2)</p>
f.	Building Height Definition	Measured from the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance)	Measured from a geodetic elevation of 227.90 m ASL.
g.	Maximum Building Height for a Pergola or Other Accessory Structure	<p>4.5 m to the highest point measured from the average finished grade</p> <p>3 m from the average finished grade to under the roof of each pergola</p>	<p>5.5 m to the highest point measured from the average finished grade</p> <p>4 m from the average finished grade to under the roof of each pergola or other accessory structure</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
h.	Definition of Retirement Residence	Not defined	Means premises containing semi-independent living accommodations with central kitchen and dining facilities, common amenity areas, housekeeping services, and onsite medical services, but shall not provide the heightened level of services and support offered in a long-term care facility. A retirement residence may include accessory personal service or retail uses for the residents.
i.	Definition of Long-Term Care Facility	Means a building or part of a building containing four (4) or more sleeping units, without individual kitchens or cooking facilities, used for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.	Means a building or part of a building containing four (4) or more sleeping units, without individual kitchens or cooking facilities, used for the accommodation of persons who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.
j.	Definition of Independent Living Facility	Means a building or part of a building containing four (4) or more dwelling units with no more than two (2) bedrooms per dwelling unit used for independent living accommodation of senior citizens.	Means a building or part of a building containing four (4) or more dwelling units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			and supporting the independence of its residents.
k.	Definition of Gross Floor Area	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
l.	Definition of Attic	Not defined	Means the unfinished area between the roof of a building or structure and the nearest ceiling of any storey of that same building or structure.
m.	Permitted Uses	Permitted Uses: <ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	<p>To permit only the following uses in Phase 1:</p> <ul style="list-style-type: none"> • Supportive Living Facility • Long Term Care Facility • Independent Living Facility • Retirement Residence • Eating Establishment (ground floor only) • Eating Establishment, convenience (ground floor only) • Accessory uses to a permitted use <p>To permit the following additional uses in Phase 2:</p> <ul style="list-style-type: none"> • Supportive Living Facility

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			<ul style="list-style-type: none"> • Long Term Care Facility • Independent Living Facility • Retirement Residence <p>To permit the following additional uses in Phase 2 on the ground floor only:</p> <ul style="list-style-type: none"> • Personal Service Shop • Eating Establishment • Eating Establishment, Convenience • Retail Store, and • Accessory uses to a permitted use
n.	Minimum Width of Landscape Strip Abutting a Street Line	6 m	0.5 m (Weston Road – Phase 1) 3 m (Weston Road – Phase 2)
o.	Minimum Parking Space Dimension	2.7 m x 6 m	2.6 m x 5.7 m
p.	Minimum Length of Accessible Parking Space	6 m	5.7 m
q.	Compact Motor Vehicle Parking Space Dimension	Not Applicable	2.4 m x 4.8 m
r.	Maximum Compact Motor Vehicle Parking Requirements	Not Applicable	Four (4) of the total required parking spaces in Phase 1, which shall be demarcated for the exclusive use of a compact motor vehicle and maintained as such, and shall not be used for visitor parking
s.	Minimum Parking Requirements	Independent Living Facility (Phase 1): <u>Residential</u> 1 space/unit x 460 units = 460 spaces	Long Term Care, Independent Living Facility, Supportive Living Facility, and Retirement Residence (Phase 1):

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p><u>Visitor</u> 0.25 spaces/unit x 460 units =115 spaces</p> <p>Total Required Parking (Phase 1) = 575 spaces</p> <p>Apartment Dwelling (Phase 2):</p> <p><u>Residential</u> 1.5 spaces/unit x 525 units = 788 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 525 units = 132 spaces</p> <p><u>Commercial (Retail)</u> 6 spaces/100 m² x 464 m² = 28 spaces</p> <p>Total Required Parking Required (Phase 2) = 948 spaces</p> <p>Total Parking Required (Phases 1 and 2) = 1,523 spaces</p>	<p><u>Residential</u> 0.45 spaces/unit x 460 units = 207 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit x 460 units = 92 spaces</p> <p>Provide a Total of 299 spaces (Phase 1)</p> <p>Apartment Dwelling (Phase 2):</p> <p><u>Residential</u> 0.8 spaces/ 1-bedroom unit x 369 units = 296 spaces</p> <p>1.0 spaces/2-bedroom unit x 106 units = 106 spaces</p> <p>1.1 spaces/3-bedroom unit x 50 units = 55 spaces</p> <p><u>Visitor</u> 0.2 spaces per unit x 525 units = 105 spaces</p> <p><u>Commercial (Retail)</u> 3 spaces/100 m² x 464 m² = 14 spaces</p> <p>Provide a total of 576 spaces (Phase 2)</p> <p>Provide a total of 875 spaces (Phases 1 and 2)</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
t.	Minimum Bicycle Parking Requirements	Not Applicable	<p>Phase 1: Long-term (indoor) = 10 spaces Short-term (outdoor) = 12 spaces Total: 12 spaces</p> <p>Phase 2: Long-term = 268 spaces Short-term = 66 spaces Total: 334 spaces</p>
u.	Encroachment into a Parking Space	Not Permitted	A parking space may include a 0.25 m encroachment of an incidental associated charging station or similar purpose.
v.	Minimum Amenity Area	<p>Phase 1: 67 Bachelor Units x 15 m²/unit = 1,005 m² 282 1-Bedroom Units x 20 m²/unit = 5,640 m² 111 2-Bedroom Units x 55 m² = 6,105 m² A total of 12,750 m² of amenity space is required for Phase 1</p> <p>Phase 2: 369 1-Bedroom Units x 20 m²/unit = 7,380 m² 106 2-Bedroom Units x 55m²/unit = 5,830 m² 50 3-Bedroom Units x 90 m²/unit = 4,500 m²</p>	<p>Phase 1: 460 Long Term Care, Independent Living Facility, Supportive Living Facility, and Retirement Residence Units x 9 m²/unit or suite combined between indoor and outdoor amenity areas = 4,140 m² provided</p> <p>Phase 2: 525 Apartment Dwelling Units x 4 m²/unit combined between indoor and outdoor amenity areas = 2,100 m² provided</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		A total of 17,710 m ² of amenity space is required for Phase 2	
w.	Permitted Uses Above the 12 th Storey (Phase 2)	Not defined	No residential unit(s) (or portion thereof) or indoor/enclosed amenity space (or portion thereof) is permitted above the 12 th storey. Only a rooftop mechanical room shall be permitted above the 12 th storey.

Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Development Planning Department can support the site-specific zoning exceptions in Table 2 as they would facilitate a Development that is compatible with the existing and planned built form in the Vellore Centre.

The proposed definition of Gross Floor Area is the same definition found in Zoning By-law 001-2021, which was enacted by Council on October 20, 2021.

The proposed parking supply is supported by the Urban Transportation Considerations Report dated February 2022 and addendum Transportation Report for Phase 1 Site Plan dated March 11, 2022, prepared by BA Consulting Group Ltd ('Transportation Report'). The Development Engineering Department supports the conclusions of the Transportation Report, as discussed in the Development Engineering Section of this report.

The Development Planning Department has no objection to the Development, subject to the Owner satisfying the Holding Symbol “(H)” conditions for Phase 2 Site Plan and Block Plan (Phases 1 and 2)

Section 12.6.12.2. of the Area Specific Policy requires that a Holding Symbol “(H)” shall be used to facilitate coordinated development with the surrounding land uses and shall

not be removed from the Village District areas identified on the Subject Lands until such time that:

- a. There is approval of a site plan for the Subject Lands or portion (Phase) thereof, to the satisfaction of the City
- e. the Owner provide the City with an updated Block Plan for Block 33 West showing the associated land uses and statistics for approval by Vaughan Council.

In accordance with the above policy, a Holding Symbol “(H)” will be placed on the Phase 2 portion of the Subject Lands until such time that a Site Development Application is approved for the Phase 2 lands. The submission of a Site Development Application has not yet been received by the City to facilitate the development of Phase 2 at this time, although it is required. Also, the Holding Symbol “(H)” will be placed on the Phase 2 portion of the Subject Lands until such time that the Owner provides the City with an updated Block 33 West Plan for approval by Council for Phases 1 and 2.

A Holding Symbol “(H)” will also be placed on the Phase 2 portion of the Subject Lands, subject to the Owner addressing the following additional conditions to the satisfaction of the City:

- Water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 2 Lands, or portions thereof, by the City of Vaughan;
- The Owner shall provide Functional Servicing and Stormwater Management Reports in support of development of the Phase 2 lands to the satisfaction of the City;
- The Owner shall provide a Master Servicing Report, to the satisfaction of the City, for ultimate sanitary servicing and full build out of the northeast quadrant of Weston Road and Major Mackenzie Drive, which shall include both Phase 1 and Phase 2 of the Subject lands, the adjacent external lands including but not limited to Vaughan NW Residences Inc. (Phase 1 and Phase 2), and the ‘Gatti’ property located at 10069 Weston Road;
- The Owner shall enter into an agreement with the City for design and construction of external sanitary servicing and municipal infrastructure improvement in support of the northeast quadrant of Weston Road and Major Mackenzie Drive, at no cost to the City. The Owner shall make arrangement with participating/benefiting landowners for any required cost sharing provisions related to the said external sanitary servicing and municipal infrastructure improvement.

These conditions are included in the Recommendations of this report. A Holding Symbol “(H)” will not be required for Phase 1 of the Development, as Site Development File DA.20.022 has been submitted by the Owner and reviewed by the City and external agencies, subject to the Owner addressing the Conditions in Attachment 1.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.20.016, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of 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 ('Zoning By-law 001-2021'). A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

The Applications are transitioned under Section 1.6 of Zoning By-law 001-2021, as the Applications were filed and deemed complete on September 1, 2020, prior to the enactment of Zoning By-law 001-2021.

Should the Applications be approved, a Site Development Application is required for Phase 2 of the Development

The Owner will be required to submit a Site Development application should the Zoning By-law Amendment and Official Plan Amendment applications be approved. The Site Development application for Phase 2 must be approved by Council prior to the removal of the Holding Symbol "(H)" on the Subject Lands. A condition to this effect is included in the Recommendations of this report.

The Design Review Panel ('DRP') has reviewed the Original Proposal; however, an additional DRP review is required for Phase 2

The Original Proposal was considered by the DRP on January 30, 2020. Phase 1 of the Original Proposal has not significantly changed from the Development, and therefore will not need to be considered by the DRP again.

Comments received from the DRP were mostly directed to Phase 2 portion of the Original Proposal. Given the significant changes to Phase 2 of the Original Proposal, the DRP is required to review Phase 2 of the Development upon submission of a Site Development Application.

Consent Applications are required to sever the Subject Lands into two lots and to register access easements for new and existing private roads on the adjacent lands

The Owner will be required to submit a Consent Application to the Committee of Adjustment to sever the Subject Lands into two lots (Phase 1 and Phase 2 respectively) and to register an access easement for a new private road (Private Road B) on the adjacent lands, as shown on Attachment 3, to the satisfaction of the City. The Owner shall also provide proof of having temporary access easement rights on the existing private road (future extension of Farooq Boulevard) to the satisfaction of the City, otherwise a temporary access easement will be required until such time that it is fully conveyed to the City as a public road. Conditions to this effect are included in Attachment 1.

The Development is subject to the Block 33 West Developers' Group Agreement

Policy 12.6.12.1 of Area Specific Policy states that property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the land and community facilities. The Trustee for Block 33 West shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 33 West Developers' Group Agreement. A condition to this effect is included in Attachment 1.

The Development Planning Department has no objection to the Development, subject to the Owner satisfying the Conditions of Site Plan Approval for Phase 1 and the Holding Symbol "(H)" Conditions for Phase 2

Phase 1

Site Plan:

The Development Planning Department is satisfied with the Phase 1 site plan for a 10 and 12-storey Seniors Supportive Living Building with a maximum FSI of 4.19 times the

area of the lot, that was submitted in support of the Official Plan and Zoning By-law Amendment applications for the Subject Lands, as shown on Attachment 3.

The final design details and landscaping will be finalized through Site Development application file DA.20.022, together with the space limits, setbacks, location, and connections. The built form may need to be adjusted to provide acceptable wind conditions in the public spaces throughout the Subject Lands, as the current wind conditions, as shown in the wind study, are unsatisfactory. An updated wind study addressing the microclimate concerns to the satisfaction of the Development Planning Department is required prior to the execution of the site plan agreement. A condition to this effect is included in Attachment 1.

Amenity Areas:

The Development will include various indoor amenities such as a games room and fitness room, various communal outdoor amenity spaces including a fitness patio, a dining patio, sodded dog run area, walking paths, bench seating areas, landscaped areas and a rooftop terrace on the “Centre Wing”, and private amenity spaces in the form of balconies and walk-out patios.

A POPS in the form of a park, piazza and mews is proposed for in Phase 2, which will provide additional publicly accessible open space to the Phase 1 lands. Detailed programming of the POPS will be considered through the review of the future Site Development application for Phase 2.

Waste Storage and Pick-Up:

Waste storage will be located internal to the building in a designated room, which is accessed from garage doors at the north side of the building via the Private Road A, as shown on Attachment 3, and separate from the garage doors accessing the underground parking.

Snow Storage:

A portion of the lay-by parking along Private Road A is proposed to be used for snow storage.

Landscape Plan:

The proposed landscape plan for Phase 1 is shown on Attachment 4. The Urban Design division of the Development Planning Department is satisfied with the landscape plan subject to the Owner making the following changes to the landscape plan:

- the provision of a planting bed parallel to the central patios with additional landscaping to provide privacy to the units
- better incorporation of the vents in the landscaping
- recommendations for types of tree and vegetation species that should be planted, and
- lowering the planters on the rooftop amenity space to serve as additional seating.

The Owner shall address all comments to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Building Elevations:

The proposed building elevations for Phase 1 are shown on Attachment 5. The buildings will be clad with a mix of red brick, large format light grey cladding, wood-look and colour panels throughout. The Centre Wing is mainly clad in patterned glass. Dark grey metal railings are proposed for the balconies.

The Urban Design division of the Development Planning Department is satisfied with the proposed building elevations for Phase 1, subject to the Owner addressing comments with respect to the size and configuration of the balconies, providing additional railing details, installing bird friendly treatment on glass surfaces as per the City's Bird Safe Guidelines, and the number, size, lighting and details of proposed signs on the site and buildings. The Owner shall address all comments to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

The Owner submitted a Sun/Shadow Study prepared by Kasian Architecture Ontario Inc., dated March 17, 2022, which has been reviewed and accepted by the Development Planning Department, as the shadow impacts on adjacent properties will be minimal. The Owner is advised to include bird friendly window treatments in the final building elevations.

Sustainability Performance Metrics:

Phase 1 of the Development achieves an overall Sustainability Performance Metrics application score of 60 points out of 159 (silver level) which exceeds the City's minimum bronze threshold requirement.

Phase 2

Site Plan:

The Development Planning Department is satisfied with the Phase 2 conceptual site plan for a mixed-use residential apartment building development consisting of 3

buildings with a maximum height of 12 storeys and maximum FSI of 2.78 times the area of the lot and a POPS containing a park, piazza and mews, that was submitted in support of the Official Plan and Zoning By-law Amendment applications for the Subject Lands, as shown on Attachment 3.

The design details, landscaping, and programming of the POPS will be reviewed and finalized at the Site Development application stage, together with the space limits, setbacks, location, and connections. The built form should be adjusted to provide acceptable wind conditions in the public spaces throughout the Subject Lands, as the current wind conditions, as shown in the wind study, are unsatisfactory. An updated wind study addressing the microclimate concerns to the satisfaction of the Development Planning Department is required to be submitted with the future Site Development application for the Phase 2 lands in accordance with the submission requirements identified in PAC Meeting File PAC.21.128.

Building Elevations:

The proposed conceptual building elevations for Phase 2 are shown on Attachments 6 and 7. The Owner shall address comments in the future Site Development application for Phase 2 upon submission of their application.

The Development Engineering ('DE') Department supports the Development, subject to the Owner satisfying the Conditions for Phase 1 and including Holding Symbol "(H)" conditions for Phase 2

The DE Department has no objection to the Applications, subject to the conditions in the Recommendations of this report and in Attachment 1. The DE Departments provides the following comments:

Water Servicing

The Subject Lands are situated within Pressure District 7 (PD7) of the York Water System. The water distribution system in Block 33 West consists of larger diameter well-connected and looped watermains. The Development will be serviced by two 300 mm private watermains in parallel within the proposed Private Road B. The double 300 mm watermain will be connected to an existing 300 mm watermain on Farooq Boulevard, which connects to an existing 400 mm watermain on Vellore Park Drive. There are no concerns related to the proposed water servicing strategy for the Subject Lands.

Sanitary Servicing

The Subject Lands will connect to a proposed sewer on Farooq Boulevard, to be constructed as part of the residential development north of the Subject Lands (i.e. Vaughan NW Residences Inc. Phase 1), which will discharge into the Vellore Park

Avenue sewer. The Vellore Park Avenue sewer connects to an existing 600 mm sanitary trunk on Cityview Boulevard via an existing 250 mm sewer within an east-west sanitary sewer easement.

In order to ensure a holistic approach to manage the various sanitary strategies for developable lands, the City has initiated an Interim Servicing Strategy ('ISS') Study in 2019 led by the Infrastructure Planning and Corporate Asset Management ('IPCAM') Department for the wastewater collection systems serving the City's new community areas and employment lands in advance of York Region's anticipated infrastructure delivery of 2028. The ISS reflects the City's anticipated 10-year development forecast for the period of 2019 to 2028. As the Subject Lands are within the ISS study areas, the proposed wastewater servicing shall conform to the conclusions and recommendations of the City's on-going ISS Study. The IPCAM Department has confirmed that the corresponding Report of the ISS Study has been finalized and its conclusions and recommendations shall be applied to current active and future development applications.

In accordance with the Report of the ISS Study and the associated wastewater model, there is available sewage capacity in the City's 600 mm sanitary trunk sewer on Cityview Boulevard. However, capacity constraint is encountered within the existing 250 mm sewer within the sanitary sewer easement. In the interim, the existing sanitary sewer system can support only Phase 1 of the Development.

Ultimately, it is expected that the 250 mm sewer within the sanitary sewer easement will require upsizing to accommodate full buildout of the Subject Lands (i.e. Phase 2) and adjacent developable lands. The sanitary sewage infrastructure upgrade shall be completed in support of the future Phase 2 development. A Holding Symbol "(H)" condition to this effect is required and is included in the recommendations section of this Report.

Pertaining to Phase 2 of the Development, the Owner shall provide an updated Functional Servicing Report ('FSR') that identifies and analyzes the ultimate servicing scheme for the remaining lands located in the Weston Road and Major Mackenzie Drive northeast quadrant to the Cityview Boulevard outlet. The ultimate scheme shall include the Subject Lands (Phase 1 and Phase 2), as well as Vaughan NW Residences Inc. (Phase 1 and Phase 2), and the 'Gatti' property located at 10069 Weston Road (current non-participating landowner).

The FSR shall include an ultimate sanitary sewershed tributary areas plan and associated sanitary sewer design sheets with up-to-date unit counts (including

population equivalent) and unit types. The FSR shall be completed to support planning and design of the required sanitary sewage infrastructure upgrade. A Holding Symbol “(H)” condition to this effect is required and is included in the recommendations section of this Report.

Storm Servicing

The Subject Lands are located within the Don River watershed. The stormwater management strategy consists of discharging stormwater southerly through the proposed Private Road B infrastructure and connect to the existing Petro Canada storm sewer easement abutting the south limit of the Subject Lands. Infrastructure within the storm sewer easement will be upgraded to accommodate runoffs from the Gatti property, Phases 1 and 2 of the Subject Lands, and the proposed Private Roads A and B. The infrastructure is proposed to be privately-owned and a control manhole is proposed at the end of the easement prior to discharging to the municipal sewer at the intersection of Major Mackenzie Drive and Weston Road.

Water Balance

The Subject Lands are located within WHQA-Q1/Q2 zone and subject to policy REC-1 Parts 2 (a) and (b) of the CTC Source Water Protection Plan. Best management practices shall be provided to meet site-specific water balance requirements to the satisfaction of the TRCA and City.

The Owner shall provide additional on-site mitigation measures to minimize the average annual infiltration deficit and any development related impacts. The FSR and SWM report shall be revised accordingly with the final water balance assessment and proposed best management practices. A condition to this effect is included in the Recommendations of this report.

Hydrogeological Assessment

A detailed hydrogeologic assessment is required in support of Phase 1 of the Development. The Owner shall address comments on hydrogeologic assessment noted in the Certified Reference Material (‘CRM’). The Owner shall submit a final detailed hydrogeologic assessment to the City prior to execution of Site Plan Agreement. A condition to this effect is included in Attachment 1.

Noise And Vibration Analysis

A Noise Impact Study prepared by Aerocoustics Engineering Ltd., dated April 3, 2020, was provided in support of the Applications for the Subject Lands. The Noise Impact Study concludes that any exceedance of the noise criteria set forth within the Ministry of the Environment, Conservation and Parks (‘MECP’) standards can be addressed

through various warning clauses consistent with City of Vaughan policies. The Study also recommends two (2) feasible mitigative measures for abatement of stationary noise sources on the current Petro-Canada lands, located east of the Subject Lands.

The Owner shall submit a final detailed noise report in support of the final proposed noise strategy for review and approval by the City. The Owner shall select the final mitigative measures for the abatement of stationary noise sources on the current Petro-Canada lands; and commit to implementation of the said mitigative measures prior to occupancy of the buildings. In addition to the required mitigative measures on the Petro-Canada lands, the Owner shall implement all recommendations of the final detailed noise report (including building design elements and warning clauses) in support of the Development. Conditions to this effect are included in Attachment 1.

Environmental Engineering

Phase One Environmental Site Assessments ('ESA') for the proposed lands conveyance (i.e. Daylight Triangle on Weston Road/Private Road A and Road Widening along Major Mackenzie Drive West frontage) and corresponding Letter of Reliance have been provided in support of the Applications for the Subject Lands.

A Phase One ESA for the Subject Lands, prepared by EXP Services Inc., dated March 13, 2019, and a corresponding Letter of Reliance for the City, dated April 21, 2022, signed by EXP Services Inc., have also been submitted to the satisfaction of the City.

Road Network and Site Access

Phase 1 of the Development will be serviced by Private Road A and Private Road B. The East-West Private Road A is located along the northern limit of the Subject Lands, and is proposed to be a one-way direction with a right-in only access from Weston Road. The North-South Private Road B is located along the eastern limits of the Subject Lands, which connects Major Mackenzie Drive West to the south (right-in/right-out access) and the future extension of Farooq Boulevard to the north. Phase 2 of the Development will be serviced by Private Road B.

The extension of Farooq Boulevard between Weston Road and Vellore Park Avenue is currently a private road and is anticipated to become a public Minor Collector Road with a 23 m Right-of-Way ('ROW') as per conditions of approval of Draft Plan of Subdivision associated with the lands north of this road segment.

Transit Services

The Subject Lands are served by bus services on Major Mackenzie Drive West and Weston Road operated by York Region Transit ('YRT'). Multiple bus stops are available

within walking distance of the Development. On Major Mackenzie Drive, the curb lanes are designated as High Occupancy Vehicle (HOV 3+), providing peak period transit priority for buses operating on this corridor.

The Subject Lands are located approximately 600 m from the Major Mackenzie Drive /Highway 400 GO carpool lot. This lot is served by GO Bus Route 66 / 66A, which offers 1-hour headway service connecting to the Yorkdale GO Bus Terminal, Newmarket GO Station, and East Gwillimbury GO Station. It should be noted that the Regional Transportation Master Plan ('TMP') only recommends Major Mackenzie Drive east of Jane Street as part of the future frequent transit network. The Regional TMP recommends the section of Major Mackenzie Drive west of Jane Street for further study to determine if this section can be part of the future rapid transit network.

Active Transportation / Travel Demand Management ('TDM')

Overall, 346 short-term and long-term bicycle parking spaces are proposed for the Development to promote active modes of transportation and support the TDM initiatives. In addition, a total of 5 mobility scooter parking spaces for residents are proposed on the ground floor within Building A. A TDM plan has been developed that provides greater clarity on the proposed TDM measures for the Development. TDM checklists have been provided for each phase based on the Region of York's Mobility Guidelines.

Sidewalks are proposed along with the North-South Private Road B and east-west accesses connecting the existing sidewalk network to the proposed buildings. Major Mackenzie Drive West has continuous sidewalks on both sides of the road (including a multi-use path on the south side) while Weston Road currently only has a sidewalk on the east side. Vellore Park Avenue has continuous sidewalks on both sides of the road. Farooq Boulevard does not currently have sidewalks, but a multi-use path will be constructed on the south side of its extension between Vellore Park Avenue and Weston Road.

Parking / Loading

A total of 947 vehicle parking spaces are proposed. The vehicle parking supply rates present a departure from the minimum rates of Zoning By-Law 1-88 but are consistent with the proposed rates by the IBI Draft Parking Standards report, dated March 2010, which was prepared as per Council direction in 2007, and concluded that the parking standards in Zoning By-law 1-88 demonstrated an auto-oriented approach. Overall, three loading spaces are allocated for garbage collection and loading activities plus an informal loading space within the Phase 2 lands. Garbage collection for Phase 2 is proposed to be private.

Traffic Impacts

Overall, several movements at regional intersections currently operate at progressively near capacity conditions, and the site-related impacts on the intersections are expected to be modest. The total number of proposed dwelling units has been reduced in this submission, and therefore it is expected that traffic impacts will also be reduced accordingly. However, there are still some impacts expected on certain movements within the study area such as southbound movements at Major Mackenzie Drive West and Vellore Park Avenue. The submitted Transportation Report has proposed mitigation measures along with TDM plan to reduce the impacts.

Transportation Network Improvements / Mitigation Measures

Mitigation measures recommended in the Transportation Report include signal timing optimization at four intersections along Major Mackenzie Drive. A signal warrant analysis was undertaken for the Weston Road / Farooq Boulevard and Vellore Park Avenue / Farooq Boulevard (extension) intersections. Results indicate that traffic signalization at the Weston Road / Farooq Boulevard is expected to be warranted by 2035. The Transportation Report, therefore, has proposed that this intersection be signalized to accommodate 2035 traffic projections. The Owner has proposed a sidewalk along the North-South Private Road B that can provide further connectivity for the planned developments north of the Farooq Boulevard extension to Major Mackenzie Drive West and transit facilities along this regional road.

DE Conditions for Phase 1

Prior to execution of the Site Plan Agreement, the DE Department shall approve the final site servicing and grading plans, erosion control plan, functional servicing and storm water management reports, site illumination plan, utility coordination plan, site plan drawings, detailed hydrogeological assessment report, geotechnical report, final detailed noise report, and applicable transportation reports/studies to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

The Financial Planning and Development Finance Department have no objection to the Development, subject to development charges being paid

The Financial Planning and Development Finance Department have no objection to the Development, subject to the Owner paying any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit.

The Owner shall pay to the City, a woodlot development charge at the rate of \$600.00 per residential mid-rise apartment dwelling unit in accordance with the City's Woodlot

Acquisition Front-end Agreement. A standard condition for the payment of Development Charges and the Woodlot Development Charge will be included in the Site Plan Agreement for Phase 1.

The Environmental Services Department, Solid Waste Management division, has no objection to the Development

The Solid Waste Management division has no objection to the waste management system proposed for Phase 1 of the Development.

The Parks Infrastructure Planning and Development ('PIPD') Department and the Real Estate Department have no objection to the Development, subject to cash-in-lieu of parkland being satisfied

The PIPD Department and the Real Estate Department have no objection to the Development, providing the Owner pay to Vaughan by way of a certified cheque(s), cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect will be included in the Site Plan Agreement for Phase 1, as identified in Attachment 1.

The Cultural Heritage division of the Development Planning Department has no objection to the Development, subject to the submission of a Stage 1 & 2 Archeological Assessment

The Cultural Heritage division has advised that the Subject Lands have no present heritage resources. However, a Stage 1 and 2 Archaeological Assessment will be required for Phase 1 as the Subject Lands show archaeological potential. A condition to this effect is included in Attachment 1.

The Parks, Forestry and Horticulture Operations Department has no objection to the Development, subject to the Owner entering into a Tree Protection Agreement

The Owner has submitted an Arborist and Tree Preservation Report, dated February 22, 2022, and an addendum to the Arborist and Tree Preservation Report, dated March 11, 2022, prepared by MEP Design Inc. which recommends the removal of 10 trees from the Subject Lands, and the preservation and protection of 3 trees on the Subject Lands. Other trees identified for preservation and protection are located on neighbouring properties or on City-owned lands within the Major Mackenzie Drive right-of-way.

The Owner will enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect

public and private trees through the development review processes as indicated in the City's Tree Protection Protocol. A condition to this effect is included in Attachment 1.

The Toronto and Region Conservation Authority ('TRCA') have no objection to the Development

The TRCA are satisfied with the water balance assessment included in the Functional Servicing Report completed by Schaeffers Consulting Engineers for the Subject Lands, dated February 2022, which has determined an average annual infiltration deficit of 2,106 cubic metres for the Phase 1 lands and 3,345 cubic metres for the Phase 2 lands. As it relates to the implementation of best management practices to address requirement 1) of Policy REC-1 of the Credit Valley - Toronto and Region - Central Lake Ontario Source Protection Plan (CTC SPP), TRCA defers the acceptability of the Owner's approach to the DE Department.

The School Boards have no objection to the Development

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

Canada Post has no objection to the Development, subject to the Owner providing a centralized mail receiving facility

Canada Post has no objection to the Development, subject to the Owner providing the building with its own centralized mail receiving facility.

Bell Canada has no objection to the Development, subject to conditions

Bell Canada has no objection to the Development, subject to the Owner granting Bell Canada any easements that may be required. A condition to this effect will be included in the Site Plan Agreement and has been included in Attachment 1.

Utility providers have no objection to the Development

HydroOne, Rogers Communication Inc., Enbridge Gas Distribution and Alectra Utilities Corporation have no objection to the Development, subject to the Owner providing any easements for the Development at no cost to the utility provider, if required. A condition to this will be included in the Site Plan Agreement and in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has advised that the Official Plan Amendment is a matter of local significance and does not adversely affect Regional planning policies or interests. On this basis, York Region on April 14, 2022 exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

Regional Transportation Planning staff accepts the proposed right-in access at Weston Road for Private Road A; however, the proposed access shall meet the following requirements:

1. The proposed right-in only access will be designed to Regional standards
2. The access shall not be located in the taper section of the existing northbound turn lane. If the access is located in the taper section, the taper shall be extended south.

The Owner is required to convey the following lands to the Region, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- A widening across the full frontage of the site where it abuts Major Mackenzie Drive sufficient width to provide for a right-of-way of 22.5 m measured from the centreline of construction of Major Mackenzie Drive
- a minimum 5 m by 5 m daylighting triangle/trapezoid where proposed Private Road A intersects Weston Road
- a minimum 5 m by 5 m daylighting triangle/trapezoid where proposed Private Road B intersects Major Mackenzie Drive

York Region has also provided the Owner technical comments to be satisfied prior to final Site Development Approval for Phase 1, including redline comments on various plans and reports and the requirement of an updated Phase One ESA. A condition to this effect is included in Attachment 1.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88 are appropriate for the development of the Subject Lands. The Development utilizes an intensified compact built form, is compatible with the surrounding area, adds a mix of unit types to the community and is in proximity to existing and planned public transit facilities. The Applications also introduce additional housing options for seniors into the community.

On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report and Conditions of Site Plan Approval (for Phase 1) identified in Attachment 1.

For more information, please contact Letizia D'Addario, Senior Planner, at extension 8213.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Proposed Zoning and Site Plan (Phase 1) & Conceptual Site Plan (Phase 2)
4. Landscape Plan (Phase 1)
5. Building Elevations (Phase 1)
6. Conceptual Building Elevations (Phase 2) – North & South
7. Conceptual Building Elevations (Phase 2) – East & West
8. Land Use Designation - VOP 2010, Volume 2, Map 12.6.A - Northeast Quadrant of Major Mackenzie Drive and Weston Road
9. Original Proposal: October 2020

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