

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, September 13, 2022

**WARD:** 1

**TITLE:** CACOELI TERRA VAUGHAN LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.22.006  
ZONING BY-LAW AMENDMENT FILE Z.22.009  
10811 AND 10819 JANE STREET  
VICINITY OF JANE STREET AND TESTON ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to amend applications to redesignate and rezone the subject lands to permit a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area. The proposed development will include a total of 203 dwelling units (159 market base rental units and 44 supportive living facility units), a day care facility and an adult care facility on the ground level with 214 parking spaces contained within 2 levels of underground parking as shown on Attachments 2 to 7.

**Report Highlights**

- To receive comments from the public and the Committee of the Whole on proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area containing 203 dwelling units, a daycare facility, an adult care facility and 214 parking spaces.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

## **Recommendation**

1. That the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.006 and Z.22.009 (Cacoeli Terra Vaughan Ltd.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 10811 and 10819 Jane Street (the 'Subject Lands') are located at the northeast corner of Jane Street and Teston Road and are currently occupied by two single-detached dwellings. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 12, 2021

Date applications were deemed complete: A notice of Incomplete Application was issued to the Applicant on April 22, 2022, as the required Master Environmental Servicing Plans (MESP) and Environment Impact Study (EIS) have not been submitted or completed to the City's satisfaction.

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

Cacoeli Terra Vaughan Ltd. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area, 203 dwelling units, a daycare facility, an adult care facility at ground level and 214 parking spaces within 2 levels of underground parking (the 'Development') as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.22.006 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.13 – Block 27 Secondary Plan on the entirety of the Subject Lands as shown on Attachment 1 as follows:
  - a) to amend Schedule B of the Block 27 Secondary Plan to redesignate the Subject Lands from "Low-Rise Mixed-Use" to "Mid-Rise Mixed-Use".
  - b) to increase the maximum building height from 2-storeys to 12-storeys; and,
  - c) to increase the maximum Floor Space Index from 1.5 to 4.0 times the area of the lot.
2. Zoning By-law Amendment File Z.22.009 to rezone the Subject Lands as follows:

- a) amend Zoning By-law 1-88 to rezone the Subject Lands from “Agricultural”, as shown on Attachment 1, to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
- b) amend Zoning By-law 001-2021 to rezone the Subject Lands from “FD Future Development” as shown on Attachment 1 to “MMU Mid-Rise Mixed-Use” in the manner shown on Attachment 2 together with site-specific zoning exception identified in Table 2 of this report.

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

- a) Date the Notice of Public Meeting was circulated: August 19, 2022.

The Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Jane Street in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m radius, all property owners 1,000 m south of the Subject Lands, north along Jane Street and to the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 23<sup>rd</sup>, 2022 by the Development Planning Department.

Any written comments received after August 23, 2022, will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

N/A

**Analysis and Options**

***Amendments to VOP 2010 are required to permit the Development***

**Official Plan Designation:**

- “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Mixed-Use” designation by Vaughan Official Plan (VOP) 2010, Volume 2, Section 11.13, Block 27 Secondary Plan (OPA #33).
- The designation permits a maximum height of 2-storeys and an FSI of 1.5 times the lot area
- The designation permits townhouse dwellings, stacked townhouse and low-rise buildings

- An amendment to VOP 2010 is required to redesignate the Subject Lands to “Mid-Rise Mixed-Use” and permit a maximum FSI of 4.0 times the area of the lot and maximum building height of 12-storeys

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

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021.

By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

The Applications were received by the City on March 31, 2022, and as such, given Council’s direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

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

- “A Agricultural Zone” by Zoning By-law 1-88
- This Zone does not permit the use
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” as shown on Attachment 1, together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Requirement</b>
a.	Minimum Front Yard	7.5 m	5 m
b.	Minimum Interior Side Yard	4.5 m	0.0 m at north property line 4 m at south property line
c.	Minimum Rear Yard	7.5 m	6 m
d.	Minimum Lot Area	13,601 m <sup>2</sup>	4,772 m <sup>2</sup>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Requirement</b>
e.	Permitted Uses	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses: <ul style="list-style-type: none"> <li>- Supportive Living Facility</li> <li>- Adult Care Facility</li> </ul>
f.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 159 units = 239 spaces</p> <p>Visitor 0.25 spaces/unit x 159 units = 40 spaces</p> <p>Supportive Living Facility 3.3 spaces/100 m<sup>2</sup> x 5,355 m<sup>2</sup> = 177 spaces</p> <p>Day Nursery 1.5 spaces per employee = 66 spaces</p> <p>Adult Care Facility 3.3 spaces/100m<sup>2</sup> x 851 m<sup>2</sup> = 28 spaces</p> <p>Total Parking Required = 550 spaces</p>	<p>Residential 1.0 space/unit x 159 units = 159 spaces</p> <p>Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces</p> <p>Provide a total of 214 spaces</p>
g.	Parking Space Dimension	Length 5.7 m Width 2.7 m	Length 5.6 m Width 2.6 m
h.	Minimum Amenity Area	<p>92 One Bedroom Units x 20 m<sup>2</sup>/unit = 1,840m<sup>2</sup></p> <p>48 Two Bedroom Unit x 55 m<sup>2</sup>/unit = 2,640 m<sup>2</sup></p> <p>19 Three Bedroom Unit x 90 m<sup>2</sup>/unit = 1,710 m<sup>2</sup></p>	<p>2.0 m<sup>2</sup> per dwelling unit (indoor and outdoor)</p> <p>Provide a total amenity area of 812 m<sup>2</sup></p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Requirement</b>
		Total required amenity area = 6,190 m <sup>2</sup>	
i.	Minimum Landscape Strip Requirement	A strip of land not less than 6.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	Shall not apply: Bicycle parking space will be located within the landscape strip

***Amendments to Zoning By-law 001-2021 are required to permit the development***  
***Zoning:***

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

**Table 2:**

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
a.	Minimum Rear Yard	7.5 m	6 m
b.	Maximum Height for Roof Top Mechanical Penthouse	5 m	5.5 m
c.	Maximum Tower Floor Plate Area	850 m <sup>2</sup>	Levels 2 and 3: 2,662 m <sup>2</sup> Level 4: 2,103 m <sup>2</sup> Levels 5 and 6: 1,585 m <sup>2</sup> Levels 7 and 8: 1,174 m <sup>2</sup> Levels 9 and 10: 1,053 m <sup>2</sup> Levels 11 and 12: 827 m <sup>2</sup>
d.	Minimum Rear Yard setback for a Tower	12.5 m	4 m

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
e.	Minimum Interior Side Yard Setback for a Tower	12.5 m	4 m
f.	Minimum front yard setback for below grade structures	1.8 m	0.7 m
g.	Minimum Lot Area	13,601 m <sup>2</sup>	4,772 m <sup>2</sup>
h.	Minimum Parking Requirements	<p>Residential 0.8 spaces/unit x 159 units = 127 spaces</p> <p>Residential Apartment Dwelling Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility 1 spaces/4 beds x 108 beds = 27 spaces</p> <p>Day Care Centre 1 space per employee Estimated 44 staff = 44</p> <p>Total Parking Required = 230 spaces</p>	<p>Residential 1 space/unit x 159 units = 159 spaces</p> <p>Visitor 0.2 spaces/unit x 159 units = 32 spaces</p> <p>Supportive Living Facility/Day Nursery/ Adult Care Facility = 23 spaces</p> <p>Provide a total of 214 spaces</p>
i.	Parking Space Dimension	Length 5.7 m Width 2.7 m	Length 5.6 m Width 2.6 m
j.	Minimum Amenity Area	<p>First 8 Units 8 Units x 8 m<sup>2</sup> = 64 m<sup>2</sup></p> <p>Remaining 195 units 195 Units x 5 m<sup>2</sup> = 975 m<sup>2</sup></p>	<p>2.0 m<sup>2</sup> per dwelling unit (indoor and outdoor)</p> <p>Provided</p>

	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
		Total required amenity area = 1,039 m <sup>2</sup>	812 m <sup>2</sup>
k.	Outdoor Amenity Area Design Requirement	Shall consist of at least one contiguous outdoor area of 55.0 m <sup>2</sup> located at grade  A maximum of 20% of the required minimum outdoor amenity area may be located on the rooftop or terrace.	Shall not apply  Up to 100% of the required minimum outdoor amenity area may be located on the rooftop or terrace.
l.	Maximum Encroachment into a Yard for Hard Landscape	0.6 m	Shall not apply
m.	Minimum Landscape Strip Requirement	A strip of land not less than 5.0 metres in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping	Shall not apply: The bicycle parking space will be located in the landscape strip
n.	Minimum Short-Term Bicycle Parking Spaces	41 spaces	31 spaces
o.	Location of Short-Term bicycle parking spaces	Short Term bicycle parking shall have a minimum setback of 0.6 metres from the nearest lot line  Short Term bicycle parking located within a building shall be located within the ground floor  Short term bicycle parking shall have direct exterior access	Shall not apply
p.	Minimum	163 spaces	87 spaces



	<b>Zoning By-law 001-2021 Standard</b>	<b>MMU Mid-Rise Mixed Use Zone Requirement</b>	<b>Proposed Exceptions to the MMU Mid-Rise Mixed Use Zone Requirement</b>
	Long-Term Bicycle Parking Spaces		
q.	Location of Long-Term Bicycle Parking Spaces	Long Term bicycle parking shall have direct exterior access	Shall not apply

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

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010, Volume 2, Section 11.13, Block 27 Secondary Plan (OPA #33)</li> </ul>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density and massing,</li> <li>The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>The DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31.</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>
j.	The CBC By-law will be applicable	<ul style="list-style-type: none"> <li>The Development meets the criteria (5 or more storeys and 10 or more units) for the Community Benefit Charge ('CBC'). The City will pass a Community Benefit Charge By-law prior to the approval of the Zoning By-law Amendment for the Subject Lands. The CBC By-law is therefore the applicable mechanism used to collect community benefits (and not the City's previous Section 37 policies and guidelines)</li> </ul>
k.	Affordable Housing	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
I.	Require Site Development Application	<ul style="list-style-type: none"> <li>▪ If approved, the Owner will be required to submit a Site Development application to facilitate the proposal.</li> </ul>
m.	Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The proposed Development will require the permanent relocation of the existing house at 10819 Jane Street, north to 10891 Jane Street in the Hamlet of Teston</li> <li>▪ The proposed Development will require the demolition of the existing house at 10811 Jane Street in the Hamlet of Teston.</li> <li>▪ Staff will continue to assess the preliminary findings of the Cultural Heritage Impact Assessment (CHIA) report, the proposed preservation and relocation of the heritage resource, and the architectural composition of the proposed new building to occupy the two properties.</li> <li>▪ The surrounding area presents very high archaeological potential, with an active archaeological site (AIGV-2) located just east of the Subject Lands. As such, Cultural Heritage requests that any proposed earthworks be preceded by Stage 1 &amp; 2 Archaeological Assessment reports and a letter of clearance issued by the Ministry of Heritage, Sport, Tourism and Culture Industries prior to undertaking any site work.</li> </ul>

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.22.006. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the

Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210.

### **Attachments**

1. Context and Location Map
2. Proposed Official Plan Designation, Zoning and Conceptual Site Plan
3. Landscape Plan
4. Elevations - North and South
5. Elevations - West and East
6. Perspective Renderings
7. Perspective Renderings

### **Prepared by**

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### **Approved by**



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### **Reviewed by**



Nick Spensieri, City Manager