



Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 22, 2022

WARD(S): 4

TITLE: ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO
 DRAFT PLAN OF SUBDIVISION FILE 19T-22V004
 9000 BATHURST STREET
 VICINITY OF BATHURST STREET AND NER ISRAEL DRIVE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: ~~DECISION~~ FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Draft Plan of Subdivision File 19T-22V004, to create a mid-rise residential block, a condominium townhouse block, 8 street townhouse blocks, a community centre/school block, an open space block, buffer blocks, and a public road as shown on Attachment 2.

Report Highlights

- The Owner has submitted Draft Plan of Subdivision File 19T-22V004 to create a mid-rise residential block, a condominium townhouse block, 8 street townhouse blocks, a community centre/school block, an open space block, buffer blocks, and a public road
- 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

Recommendations

1. THAT the Public Meeting report for Draft Plan of Subdivision 19T-22V004 (Islamic Shia Ithna-Asheri Jamaat of Toronto) 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: 9000 Bathurst Street (the 'Subject Lands'). The Subject Lands are located on the west side of Bathurst Street, north of Ner Israel Drive. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 9, 2022

Date application was deemed complete: The application was deemed incomplete August 3, 2022.

Previous Development Applications

Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 (Islamic Shia Ithna-Asheri Jamaat of Toronto) were submitted on October 15, 2013, and were later appealed to the Ontario Municipal Board, now known as the Ontario Land Tribunal ('OLT'). These applications were approved by the OLT on October 17, 2019, to permit a mid-rise mixed-use development which includes a 6-storey seniors apartment building, an 8-storey mixed-use building with 265 m² of ground floor retail uses, and townhouse units, for a total of 343 units (the "Development").

A Draft Plan of Subdivision Application has been submitted to permit the proposed development

The Owner has submitted a Draft Plan of Subdivision File 19T-22V004 (the 'Application'), for the Subject Lands to permit the Development as shown on Attachment 2 to facilitate a residential plan of subdivision consisting of the following:

| Lots/Blocks | Land Use | Area (ha) | Units |
|----------------|---|-----------|-----------|
| Block 1 | Future School and Existing Community Centre | 5.626 | n/a |
| Block 2 | Mid-Rise Residential | 1.364 | 283 |
| Block 3 | Condominium Townhouses | 0.492 | 18 |
| Blocks 4 – 11, | Street Townhouses | 0.634 | 42 |
| Block 12 | Open Space | 2.107 | n/a |
| Blocks 13 – 14 | Buffers | 0.527 | n/a |
| Block 15 | Road Widening | 0.030 | n/a |
| Block 16 - 18 | Reserves | 0.001 | n/a |
| | Roads | 0.634 | n/a |
| Total | | 11.415 ha | 343 units |

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

a) Date the Notice of Public Meeting was circulated: October 28, 2022. .

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Bathurst Street in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within the extended polling area shown

on Attachment 1, the Preserve Thornhill Woods Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments were received as of November 1, 2022.

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

Previous Reports/Authority

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

[April 4, 2018, Committee of the Whole Meeting \(Item 1, Report 14\)](#)

[September 2, 2014, Committee of the Whole \(Item 24, Report 36\)](#)

[February 4, 2014, Committee of the Whole Public Hearing \(Item 2, Report 8\)](#)

Analysis and Options

A Draft Plan of Subdivision is required to permit the proposed development

Official Plan Designation:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- Blocks 1, 3 - 11 and 13 - 18 – “Low Rise Residential” on Schedule 13 – Land Use by VOP 2010
- Block 2 - “Mid-Rise Mixed Use” on VOP 2010 Schedule 14 C – Volume 2 Section 13 – “Site Specific Policies” VOP 2010 Policy 13.60
- Block 12 – “Natural Area” on VOP 2010 Schedule 13 – Land Use
- The “Low Rise Mixed Use” designation permits single detached, semi-detached and townhouse dwellings as well as public and private institutional uses.
- The “Mid-Rise Residential” site-specific policy permits mid-rise residential buildings with building heights of 6 and 8-storeys, with a maximum of 283 dwelling units, 265 m² of ground floor retail uses, and a Floor Space Index (FSI) of 1.94 times the area of the lot
- The “Natural Area and Countryside” designation is subject to the “Core Features” policies of VOP 2010, which restricts development and site alteration and protects and enhances the Natural Heritage Network

Zoning:

- Block 1 – A Agricultural Zone
- Block 2 - RA3(H) Residential Apartment Zone with the Holding Symbol “(H)”
- Block 3 – RT1 (H) Residential Townhouse Zone with the Holding Symbol “(H)”
- Blocks 4 – 11 - RVM2 (H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)”
- Blocks 12 - 14 – OS1 Open Space Conservation Zone
- These zones are subject to Exception 9(1550) and permit the Development

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

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|--|
| a. | Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies | <ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 OPA # 66, Site Specific Policy 13.60 |
| b. | Draft Plan of Subdivision | <ul style="list-style-type: none"> Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements |
| c. | Studies and Reports | <ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process |
| d. | Allocation and Servicing | <ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. The lands have been zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council |
| e. | Urban Design Guidelines | <ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the Block 10 Architectural Control |
| f. | Public Agency/Municipal Review | <ul style="list-style-type: none"> The Application 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 |
| g. | Sustainable Development | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a bronze score of 38. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
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| | | |
| h. | Parkland Dedication | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy. |
| i. | Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density) | <ul style="list-style-type: none"> The Applications were subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010 implementation of Section 37 of the <i>Planning Act</i> whereby Council may authorize an increase in building height and/or density in return for community benefits The Ontario Land Tribunal Decision File PL171236, and the associated implementing Zoning By-law Amendment have placed a Holding Symbol "(H)" on the Subject Lands. The Owner will be required to execute a Density Bonusing Agreement which shall include a provision that the Owner pay to the City a contribution in the amount of \$378,000 to the satisfaction of the City in accordance with Section 37.1 of the <i>Planning Act</i>, as a condition for lifting the Holding Symbol "(H)" |
| j. | Related Site Development Application | <ul style="list-style-type: none"> The Owner has submitted related File DA.22.037 located on Block 2 of the Subject Lands for a 6-storey seniors apartment building and an 8-storey mid-rise mixed-use building, a maximum of 283 dwelling units, and 265 m2 of ground floor retail uses, as shown on Attachment 3. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Development Planning and/or the Director of Policy Planning and Special Projects for approval The Design Review Panel must review the related Site Development Application prior to Approval by the Vaughan Planning and Growth Management Department |
| k. | Heritage Building | <ul style="list-style-type: none"> Vaughan Council on April 19, 2017, approved the recommendation of the Heritage Vaughan Committee to relocate the Vaughan Glen House within Block 1 of the |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|----|--|---|
| | | <p>Subject Lands. The Owner will be required to submit a Letter of Credit to secure the relocation of the building in accordance with an approved Heritage Permit.</p> <ul style="list-style-type: none"> ▪ The Vaughan Glen House, which is a registered property under Section 27 of the <i>Ontario Heritage Act</i>, will be relocated and preserved within Block 1 of the Subject Lands. The Heritage building will be used by the existing private institutional use located on the Subject Lands as administrative office space of the existing community centre, or as a senior's activity centre. |
| I. | Required Applications | <ul style="list-style-type: none"> ▪ The Owner is required to submit additional Site Development applications for the following: <ol style="list-style-type: none"> 1. Temporary surface parking lot – Block 1 (required now) 2. Street Townhouse dwellings – Blocks 4 – 11 (future phase) 3. Condominium Townhouse dwellings – Block 3 (future phase) 4. Relocation of the Heritage Building - Block 1 (future phase) 5. Above Grade Parking structure – Block 1 (future phase) 6. Future School – Block 1 (future phase) ▪ The Owner is required to submit Draft Plan of Condominium applications for the following: <ul style="list-style-type: none"> - the mid-rise residential buildings – Block 2 - the condominium townhouses – Block 3 |
| m. | Files 19T-22V004 and DA.22.037 have been deemed incomplete | <ul style="list-style-type: none"> ▪ The Owner is required to submit the following material in order for the Applications to be deemed complete: <ul style="list-style-type: none"> - A Draft Plan of Subdivision that labels the townhouse units as “future townhouses” - A Master Servicing Report and plan showing all phases of development - Stormwater Management Report for Block 2 - Functional Serving Report coordinated with the Hydrogeology Report (groundwater/dewatering) for Block 2 - Servicing, Grading and Erosion and Sediment Control Plans for Block 2. |

| | MATTERS TO BE REVIEWED | COMMENT(S) |
|--|-------------------------------|---|
| | | <ul style="list-style-type: none"> - A Site Development Application for the required temporary surface parking lot on Block 1, to be built at the first phase of any development, in accordance with the OLT Approved site-specific Zoning By-law ▪ City of Vaughan Development Engineering Complex Site Plan Fees for related File DA.22.037 |

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.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application, and the related Site Development application DA.22.037, will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context, Location Map and Extended Polling
2. Draft Plan of Subdivision
3. Related Site Development Application File DA.22.037

Prepared by

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Approved by

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Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager