

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, January 17, 2023

**WARD(S):** 2

**TITLE: CELEBRATION ESTATES INC.  
OFFICIAL PLAN AMENDMENT OP.22.015  
11, 15, 23 AND 27 LANSDOWNE AVENUE  
VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

**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 Official Plan Amendment File OP.22.015 for the subject lands to permit an 11-storey residential condominium building with 180 residential dwelling units and 3,831 m<sup>2</sup> of amenity space, having a Floor Space Index ('FSI') of 3.58 times the area of the lot, as shown on Attachments 2 to 5.

**Report Highlights**

- The Owner proposes to amend the height and density permissions on the subject lands to permit an 11-storey residential condominium building with 180 residential dwelling units and 3,831 m<sup>2</sup> of amenity space, having an FSI of 3.58 times the area of the lot
- On June 24, 2014, Council approved and adopted OPA 6, which redesignated the subject lands from "Low-Rise Residential" to "Mid-Rise Residential" with a maximum FSI of 3.5 and building height of 10-storeys; An Official Plan Amendment is 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

## **Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment File OP.22.015 (CELEBRATION ESTATES INC.) 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: The subject lands (the 'Subject Lands') are municipally known as 11, 15, 23 and 27 Lansdowne Avenue. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date Pre-Application Consultation Understanding was issued: August 19, 2022

Date application was deemed complete: November 30, 2022

### ***Vaughan Council previously approved Applications to permit a 10-storey residential building on the Subject Lands***

Vaughan Council, on June 24, 2014, approved Official Plan Amendment File OP.13.005, Zoning By-law Amendment File Z.13.008, and Site Development Application File DA.13.016 to permit the development of a residential apartment building having a height of 10-storeys fronting Highway 7, 154 units, an FSI of 3.5 and 208 parking spaces. The approval amended VOP 2010, redesignating the Subject Lands from "Low-Rise Residential" to "Mid-Rise Residential" with a maximum FSI of 3.5 and building height of 10-storeys, and rezoned the Subject Lands from "R3 - Residential Zone" ('R3 Zone') to "RA3 – Apartment Residential Zone" ('RA3 Zone'), with site-specific exceptions under Zoning By-law 1-88.

On March of 2020, the proposed development was revised to include 172 apartment units with additional vehicle and bicycle parking provided and minor building façade changes, with no changes to the approved building footprint, density, or height. The revised Site Development Application was determined to be exempt from Council approval as the changes to the approved development were considered minor, in accordance with Site Plan Control By-law 123-2013. A Notice was provided to Vaughan Council with the option to bump-up the approval of the revised application to Council, however no response was received.

### ***An Official Plan Amendment Application has been submitted to permit the proposed development***

Celebration Estates Inc. (the 'Owner') has submitted Official Plan Amendment File OP.22.015 (the 'Application') for the Subject Lands to amend the height and density provisions of VOP 2010, increasing the maximum permitted height from 10-storeys to 11-storeys, and the maximum FSI from 3.5 to 3.58 times the area of the lot, to permit the proposed development (the 'Development') as shown on Attachments 2 to 5.

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

- a) Date the Notice of Public Meeting was circulated: December 23, 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 Highway 7 and Lansdowne Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 500 m of the Subject Lands and to the Village of Woodbridge, the West Woodbridge Homeowners, and the Vaughanwood Ratepayers' associations and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of January 3, 2023, by the Development Planning Department.

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

**Previous Reports/Authority**

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

[June 4, 2013, Committee of the Whole Report \(Public Hearing\) – Official Plan Amendment File OP.13.005 and Zoning By-law Amendment File Z.13.008](#)

[June 24, 2014, Committee of the Whole Report – Official Plan Amendment File OP.13.005, Zoning By-law Amendment File Z.13.008, and Site Development File DA.13.016](#)

**Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the development***

Official Plan Designation:

- "Regional Intensification Corridor" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Mid-Rise Residential", with a maximum building height of 10-storeys and density of 3.5 FSI on Schedule 13 – Land Use by VOP 2010
- An amendment to VOP 2010 is required to permit a maximum building height of 11-storeys and density of 3.58 FSI

***Minor Variances to Zoning By-law 1-88 are required to permit the development***

Zoning:

- RA3 Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1401)

- The RA3 zone permits an apartment building with a maximum building height of 44 metres
- The following zoning deficiencies have been identified to permit the Development:
  - a) The minimum required Lot Area per unit is 24.05 m<sup>2</sup>; whereas 20.58 m<sup>2</sup> is proposed; and
  - b) The minimum required Amenity Area per unit is 22.78 m<sup>2</sup>; whereas 21.28 m<sup>2</sup> is proposed.

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

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

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

The related Site Development Application DA.13.016 was received by the City on March 08, 2013, and as such, is not subject to a dual zoning review under Zoning By-law 1-88 and Zoning By-law 001-2021.

***Following a preliminary review of the application, 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"> <li>▪ 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, 2022 ('YROP') and VOP 2010</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 and the proposed exceptions to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
	1-88 Exceptions	<ul style="list-style-type: none"> <li>A future Minor Variance Application will be required to address the identified exceptions to Zoning By-law 1-88</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Application 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 Council, if the application is approved. The availability of servicing allocation shall be confirmed prior to approval of the related Site Development Application</li> </ul>
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.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards</li> </ul>
g.	Sustainable Development	<ul style="list-style-type: none"> <li>Through the review of the related Site Development Application, the Development will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver score of 53</li> </ul>
h.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Application 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>
i.	The Community Benefits Charges ('CBC') By-law will be applicable	<ul style="list-style-type: none"> <li>The Development meets the criteria for Community Benefits Charges ('CBC') (5 or more storeys and 10 or more units). The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits</li> </ul>
j.	Affordable Housing	<ul style="list-style-type: none"> <li>The Application 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>
k.	Related Site Development Application	<ul style="list-style-type: none"> <li>Related Site Development File DA.13.016 will be reviewed with the Application</li> </ul>
l.	Required Applications	<ul style="list-style-type: none"> <li>The Owner is required to submit a Minor Variance Application to address the zoning deficiencies identified in this report</li> </ul>

### **Financial Impact**

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

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

The Application has 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.22.015. 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 Application 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 Michael Torres, Planner, Development Planning Department, ext. 8933.

### **Attachments**

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Rendering
6. Original Development Proposal (OP.13.005, Z.13.008) June 24, 2014

**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'.

Nick Spensieri, City Manager