

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 7, 2023 **WARD(S):** 2

**TITLE: MARTIN GROVE AND HIGHWAY 7 LANDOWNERS
OFFICIAL PLAN AMENDMENT FILE OP.22.007
5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND
7714 MARTIN GROVE ROAD
SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND
HIGHWAY 7**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate the subject lands to permit a phased high-rise mixed-use master plan, as shown on Attachments 2 to 5.

Report Highlights

- To receive comments from the public and Committee of the Whole on proposed amendments to the Official Plan to permit a phased high-rise mixed-use master plan.
- 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.22.007 (MARTIN GROVE AND HIGHWAY 7 LANDOWNERS) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

Background

Location: Consolidation of 7 properties located at the south-west corner of Martin Grove Road and Highway 7, municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *August 19, 2020*

Date application was deemed complete: *June 3, 2022*

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

The Owner has submitted the following application (the 'Application') for the Subject Lands to permit a phased high-rise mixed-use master plan consisting of 10 residential apartment blocks totaling 13 buildings with at-grade commercial uses, a maximum height of 28-storeys, a maximum Floor Space Index ('FSI') of 5.62 times the area of the lot and a total of 3,390 units spanning 3 phases, various public and private roads, public parks and privately owned public spaces ('POPS') (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.22.007 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') by redesignating the Subject Lands from Mid-Rise Mixed-Use to High-Rise Mixed-Use with an overall maximum FSI of 5.62 times the area of the lot and a maximum building height of 28-storeys.

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

- a) Date the Notice of Public Meeting was circulated: *January 13, 2023*

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Martin Grove Road and Highway 7 (2 signs in total) in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, to the West Woodbridge Homeowners Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of January 24, 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

No previous reports.

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- “Community Areas” and within a “Regional Intensification Corridor” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed Use” on Schedule 13 – Land Use by VOP 2010 with a maximum permitted height and FSI of 10-storeys and 3 times the area of the lot on the east portion of the Subject Lands at the intersection of Highway 7 and Martin Grove Road, and a maximum permitted height and FSI of 8-storeys and 2.5 times the area of the lot on the remaining west portion of the Subject Lands
- This designation permits a range of uses including residential units, mid-rise, public, and private institutional building types, home occupations, community facilities, cultural uses, retail uses, office uses, parking garages, hotels, and gas stations
- Amendments to VOP 2010 are required to redesignate the Subject Lands from Mid-Rise Mixed Use to High-Rise Mixed Use and permit an overall maximum FSI of 5.62 times the entire area of the Subject Lands, and a maximum building height of 28-storeys

A zoning by-law amendment is not proposed at this time

Zoning:

- C2 General Commercial Zone, subject to site-specific Exceptions 9(160, 778), C6 Highway Commercial Zone, subject to site-specific Exceptions 9(6, 175) and A - Agricultural Zone by Zoning By-law 1-88
- GMU General Mixed-Use Zone, subject to site-specific Exceptions 14.3, 73 and 482, and I1 General Institutional Zone by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- A Zoning By-law Amendment application will be required in the future to bring the zoning into conformity with VOP 2010 and facilitate the Development, should the Application be approved

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">▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, urban structure hierarchy, retail uses at grade, surrounding land uses and infrastructure capacity. ▪ The Subject Lands are not currently identified within a Major Transit Station Area ('MTSA') or serviced by Bus Rapid Transit ('BRT'). The appropriateness of the proposed heights and density in absence of the above will be further reviewed.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.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 at a later stage if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)" at the time of consideration of a Zoning By-law Amendment Application, 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.
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Application prior to proceeding to the Committee of the Whole.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, external public agencies and utilities, and the Public, Separate, and French School Boards
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	The CBC By-law will be applicable	<ul style="list-style-type: none"> ▪ The Development meets the criteria (5 or more storeys and 10 or more units) for Community Benefits Charges ('CBC').
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of Provincial, Regional and City polices 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
k.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Zoning By-law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium Applications to conform to VOP 2010 and the proposed amendments through the Application, if approved, to establish development blocks and public infrastructure/conveyances, to facilitate each site-specific development block and establish condominium tenure

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 the Application; however, York Region has not granted the exemption as the Application does not satisfy the criteria for exemption identified under Policy 7.3.8 of the YROP. The Application has the potential to adversely affect Regional planning policies and interests by:

- directly and substantially affecting Regional servicing infrastructure including, but not limited to, transportation, water, and wastewater; and
- substantially changes Regional capital forecasts.

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 Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Existing Zoning
3. Landscape Master Plan
4. Building Elevations – North and East
5. Building Elevations – South and West

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager