

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 28, 2023 **WARD:** 1

TITLE: BLOCK 34 WEST – RESIDENTIAL LANDS

**PARCEL #1 – CORNICE DEVELOPMENTS LTD., FERTILE
INVESTMENTS INC., FAWN GROVE HOLDINGS INC. AND
1360737 ONTARIO LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.22.017
ZONING BY-LAW AMENDMENT FILE Z.22.037
11075 AND 11091 WESTON R**

FROM:

Haiping 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 and rezone the subject lands to permit residential draft plans of subdivision consisting of single detached dwellings, street townhouse dwellings, apartment units and mid-rise residential buildings. The development also includes a parkland block (0.45 ha), open space blocks, stormwater management pond blocks, future development blocks and a street network (streets A through F) as shown on Attachments 2 to 3.

Report Highlights

- The Owners propose to redesignate and rezone the subject lands to permit residential plans of subdivision with single detached dwellings, street townhouse dwellings, apartment units and mid-rise residential buildings.
- Official Plan and Zoning By-law Amendments Plans 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 the following applications BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole:
 - a) Parcel #1 – Official Plan Amendment and Zoning By-law Amendment OP.22.017 and Z.22.037 (Cornice Developments Ltd., Fertile Investments Inc., Fawn Grove Holdings Inc. and 1360737 Ontario limited)
(Related File: Draft Plan of Subdivision Application 19T-22V011)
 - b) Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Files OP.22.018 and Z.22.038 (Weston Real Estate Holdings Inc.)
 - c) Parcel #3 – Zoning By-law Amendment File Z.22.039 (Edenbrook (Weston) Inc.)

Background

Location: Parcel #1 - 11075 and 11091 Weston Road, Parcel #2 - 11211 Weston Road and Parcel # 3 - 11031 Weston Road (the 'Subject Lands') are located mid-point between Kirby Road and Teston Road, on the east side of Weston Road, just west of Highway 400. The Subject Lands and the surrounding land uses are shown on Attachment 1.

A total of 4 additional applications – (OP.22.019 and Z.22.040) Weston Valley Investments (Block 34) Inc. and (OP.22.020 and Z.22.041) Western Point Builders Inc. (Related Files 19T-22V014 and 19T-22V015) were submitted for the northern portion of Block 34 West for Employment/Commercial blocks.

Applications OP.22.019 and Z.22.040 and OP.22.020 and Z.22.041 (Related Files 19T-22V014 and 19T-22V015) will be heard under a separate Item at the February 28, 2023, Public Meeting and is provided here for background information purposes only

Date of Pre-Application Consultation Meetings: November 11th, 2021 (all 5 Applications)

Date applications were deemed complete: December 16th, 2022 (all 5 Applications)

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

The Owners have submitted the following applications ('Applications') for the Subject Lands to permit the proposed development as shown on Attachments 2 to 3:

1. Parcel #1 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.017 and Z.22.037 (Related Draft Plan of Subdivision File 19T-22V011):
 - a) Official Plan Amendment File OP.22.017 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate a portion of the Subject Lands fronting Weston Road from "Low-Rise Residential" to "Mid-Rise Residential"
 - b) Zoning By-law Amendment File Z.22.037 to:
 - i) amend Zoning By-law 1-88 to rezone the Subject Lands from "OS1 - Open Space Conservation Zone" and "A - Agricultural Zone" as shown on Attachment 2, to "RA3 – Apartment Residential Zone", "RT1 – Residential Townhouse Zone", "R3 – Residential Zone", "R4 – Residential Zone", "OS1 – Open Space Conservation Zone" and "OS2 – Open Space Park Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
 - ii) amend Zoning By-law 001-2021 to rezone the Subject Lands from "EP - Environmental Protection Zone" and "FD - 1110 Future Development Zone" subject to site specific exception 1110 as shown on Attachment 2, to "RM3 – Multiple Unit Residential Zone", "RT1 – Townhouse Residential Zone", "R4 – Fourth Density Residential Zone", "OS1 – Public Open Space Zone" and "EP – Environmental Protection Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4
 - c) A related Draft Plan of Subdivision File 19T-22V011, as shown on Attachment 2, to facilitate a residential plan of subdivision consisting of the following:

Lots/ Blocks	Land Use	Area (ha)
Blocks 1-89	Low Density Residential	3.32

Blocks 90-94	Future Residential	0.18
Block 95	Mid-Rise Residential	0.51
Block 96	Medium Density Residential	0.27
Block 97	Park	0.45
Block 98	Stormwater Management	0.69
Block 99	Open Space	4.59
Block 100	Road Widening	0.05
Block 101	6 m walkway	0.02
Blocks 102-121	0.3 m road widening	0.01
Proposed Streets A-E	Roads/Streets	2.01
Total		12.10 ha

2. Parcel #2 – Official Plan Amendment and Zoning By-law Amendment Application Files OP.22.018 and Z.22.038 (Related Draft Plan of Subdivision File 19T-22V012):
 - a) Official Plan Amendment File OP.22.018 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.4 - Highway 400 North Employment Lands Secondary Plan to redesignate a portion of the Subject Lands fronting Weston Road from “Low-Rise Residential” to “Mid-Rise Residential”
 - b) Zoning By-law Amendment File Z.22.038 to:
 - i) amend Zoning By-law 1-88 to rezone the Subject Lands from “OS1 - Open Space Conservation Zone” and “A - Agricultural Zone” as shown on Attachment 2, to “A – Agricultural Zone”, “RT1 – Residential Townhouse Zone”, “RA3 – Apartment Residential Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
 - ii) amend Zoning By-law 001-2021 to rezone the Subject Lands from “EP -Environmental Protection Zone” and “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “RT1 – Townhouse Residential Zone”, “RM3 – Multiple Unit Residential”, “FD – Future Development Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4

- iii) A related Draft Plan of Subdivision File 19T-22V012 as shown on Attachment 2, to facilitate a residential plan of subdivision consisting of the following:

Lots/ Blocks	Land Use	Area (ha)
Blocks 1-7	Street Townhouse	0.67
Block 8	Residential	0.04
	Open Space	
Block 9	Future	0.10
	Development	
Block 10	Road Widening	0.06
Block 11	Greenbelt	8.18
Block 12	Mid-Rise	0.86
Blocks 13-17	Residential	0.00
Block 18	0.3 m Reserves	0.02
	Pedestrian	
	Walkway	
Proposed Street A and B	Streets/Roads	0.58
Total		10.50 ha

3. Parcel #3 – Zoning By-law Amendment File Z.22.039:

a) Zoning By-law Amendment File Z.22.039 to:

- i) amend Zoning By-law 1-88 to rezone the Subject Lands from “OS1 - Open Space Conservation Zone” and “A - Agricultural Zone” as shown on Attachment 2, to “R3 – Residential Zone”, “R4 – Residential Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4
- ii) amend Zoning By-law 001-2021 to rezone the Subject Lands from “EP Environmental Protection Zone” and “FD - 1110 Future Development Zone” subject to site specific exception 1110 as shown on Attachment 2, to “R3 – Third Density Residential Zone”, “R4 – Fourth Density Residential Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of Attachment 4

- b) A related Draft Plan of Subdivision File 19T-22V013 as shown on Attachment 2, to facilitate a residential plan of subdivision consisting of the following:

Lots/ Blocks	Land Use	Area (ha)
Blocks 1-30	Low Density Residential	1.68
Block 31	Future Residential	0.13
Block 32	Stormwater Management	0.56
Block 33	Open Space	0.98
Block 34	Road Widening	0.02
Street A	Streets/Roads	0.31
Total		3.68ha

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 22, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along both Weston Road and Kirby Road in accordance with the City's Notice Signs Procedures and Protocols

- b) Circulation Area: To all property owners within 750 m of the Subject Lands, including the residential properties to the south, and to the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice
- c) The following is a summary of written comments received as of February 14th, 2023. The comments are organized by theme as follows:

Proposed Park Blocks and Road Alignment for Future Development Blocks

- The development shows a park block contemplated on future development lands not part of the Applications which is of concern (shown on Attachment 3).
- Concerns regarding the proposed road alignment within the future development blocks extending to Weston Road (within Block 34) lining up with existing roads extending to Weston Road from Block 41 to the west (shown on Attachment 2).

Any additional 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

Analysis and Options

An amendment to Vaughan Official Plan 2010 for Parcels #1 and #2 is required to permit the development

Parcel #1 – Official Plan Amendment Application File OP.22.017

Official Plan Designation:

- “Community Areas”, “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Greenbelt Natural System Areas” and “Low-Rise Residential” by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan
- This designation permits low-rise residential uses within the “Low-Rise Residential” land use designation
- An amendment to VOP 2010 is required to redesignate the lands to permit the proposed residential uses which include townhouses and mid-rise buildings

Parcel #2 – Official Plan Amendment Application File OP.22.018

Official Plan Designation:

- “Community Areas”, “Natural Areas and Countryside” and within the Greenbelt Plan Area on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Greenbelt Natural System Areas” and “Low-Rise Residential” by Vaughan Official Plan, 2010, Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan
- This designation permits low-rise residential uses within the “Low-Rise Residential” land use designation
- An amendment to VOP 2010 is required to redesignate the lands to permit the proposed residential uses which include townhouses and mid-rise buildings

Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Parcel #1 - Zoning By-law Amendment File Z.22.037

Zoning By-law 1-88:

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses
- The Owners propose to rezone the Subject Lands to “RA3 – Apartment Residential Zone”, “RT1 – Residential Townhouse Zone”, “R3 – Residential Zone”, “R4 – Residential Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021:

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- The Owners propose to rezone the Subject Lands to “R3 – Third Density Residential Zone”, “R4 – Fourth Density Residential Zone”, “RM3 – Multiple Unit Residential Zone”, “RT1 – Townhouse Residential Zone”, “OS1 – Public Open Space Zone”, and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

Parcel #2 - Zoning By-law Amendment File Z.22.038

Zoning By-law 1-88

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88 “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses
- The Owners propose to rezone the Subject Lands to “A – Agricultural Zone”, “RA3 – Apartment Residential Zone”, “RT1 – Residential Townhouse Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
The Owners propose to rezone the Subject Lands to “RM3 – Multiple Unit Residential Zone”, “RT1 – Townhouse Residential Zone”, “OS1 – Public Open Space Zone”, “EP – Environmental Protection Zone” and “FD – Future Development Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to permit the Development

Parcel #3 - Zoning By-law Amendment File Z.22.039

Zoning By-law 1-88:

- “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88. “A – Agricultural Zone” and “OS1 – Open Space Conservation Zone” by Zoning By-law 1-88
- These Zones do not permit the proposed uses
- The Owners propose to rezone the Subject Lands “R3 – Residential Zone”, “R4 – Residential Zone”, “OS1 – Open Space Conservation Zone” and “OS2 – Open Space Park Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 1 of Attachment 4 to permit the Development

Zoning By-law 001-2021:

- “EP Environmental Protection Zone” and “FD-1110 Future Development Zone” subject to site specific exception 1110 by Zoning By-law 001-2021.
- These Zones do not permit the proposed uses
- The Owners propose to rezone the Subject Lands to “R3 – Third Density Residential Zone”, “R4 – Fourth Density Residential Zone”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” together with the site-specific zoning exceptions shown on Attachment 2 and included in Table 2 of Attachment 4 to 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	▪ 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’), the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010 Vol. 2 - Section 11.4 Highway 400 North Employment Lands Secondary Plan ▪ The appropriateness of the amendments to VOP 2010 Vol. 2 will be reviewed in consideration of the proposed land use designation, building height and density as well as the surrounding land uses including the residential community to the south
b.	Appropriateness of Amendments to Zoning By-laws 1- 88 and 001-2021	▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Related Draft Plan of Subdivision Applications (19T-22V011, 19T-22V012 and 19T-22V013)	▪ 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.
d.	Studies and Reports	▪ The Owners 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		and/or reports may be required as part of the application review process
e.	Allocation and Servicing	The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan 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
f.	Urban Design Guidelines	The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
g.	Public Agency/Municipal Review	The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA), TransCanada Pipelines Limited, external public agencies and utilities and the Public, Separate, and French School Boards
h.	Sustainable Development	The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Gold score of 41
i.	Parkland Dedication	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
j.	The CBC By-law will be applicable	The development meets the criteria for Community Benefits Charges (‘CBC’). The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits
k.	Affordable Housing	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. At this time, the Applications do not propose or contemplate any affordable housing or units

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Existing Residential Community to the South	The Owner shall address and ensure that the development is mindful and compatible with the existing residential community to the south. The development includes single detached dwellings that will back onto the rear property lines of the existing estate residential dwelling lots to the south
m.	TRCA	The Subject lands contain natural features including a Provincially Significant Wetland (PSW) and are within the Regulated Area of the TRCA. The Owner shall ensure the appropriate buffers are provided to said features to the satisfaction of the TRCA and City prior to approval.
n.	TransCanada PipeLines Limited (TCPL)	- A TransCanada Pipeline runs east-west along the northerly boundary of Parcel #2. Parcel #2 proposes medium-density residential uses and Townhouse residential uses (refer to Attachments 2 to 3) - TCPL has provided development and regulatory requirements for the development to be included as conditions of the related Draft Plan approval and Subdivision Agreement. TCPL is requesting a Noise and Vibration Study for development within 750 m of the TransCanada compressor station. Additional conditions include obtaining approval from TCPL prior to any form of construction, disturbance, or use of, along or under a TCPL right-of-way
o.	Tree Protection	Should the Applications be approved, the Owners will be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition.
p.	MTO	The Applications are subject to review by the MTO as the Subject Lands are in close proximity to Highway 400. A 14 m setback may be required.

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 Owners have requested exemption of Regional Approval for OP.22.017 and OP.22.018. 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 Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773

Attachments

1. Context and Location Map
2. Proposed Official Plan, Zoning and Draft Plans of Subdivision
3. Master Landscape Plan
4. Site Specific Exceptions - Zoning Tables, By-laws 1-88 and 001-2021

Prepared by

Christina Ciccone, Senior Planner, ext. 8773

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

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

Nancy Tuckett, Director, Director of Development Planning, ext. 8529



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Approved by

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending from the end of the signature.

Nick Spensieri, City Manager