

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 30, 2023 **WARD:** 5

TITLE: CONCEN DEVELOPMENTS LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.22.023
ZONING BY-LAW AMENDMENT FILE Z.22.045
1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET
VICINITY OF CENTRE STREET AND DUFFERIN STREET

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 for applications to permit two (2) 12-storey mixed-use residential apartment buildings consisting of 700 dwelling units, 1,080 m² of ground floor commercial space fronting on to Centre Street, a 1,205 m² privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes two (2) 12-storey mixed-use residential buildings consisting of a total of 700 dwelling units, 1,080 m² of ground floor commercial space fronting on to Centre Street, a 1,205 m² POPS and an FSI of 4.08 times the area of the lot
- 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 Application Files OP.22.023 and Z.22.045 (Concen Developments Limited) 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 located on the north side of Centre Street at the northeast corner of Centre Street and Concord Road, just east of Dufferin Street. The Subject Lands are known municipally as 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 27, 2022

Date Applications were deemed complete: January 20, 2023

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

The Owner has submitted the following applications for the Subject Lands to permit the development as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.22.023 to amend the policies of Volume 2 of Vaughan Official Plan 2010 (‘VOP 2010’) Chapter 12.9 Centre Street Corridor Area Specific Policies and Map 12.9.B, to increase the maximum permitted height to 12 storeys and the maximum permitted FSI in the “Mid-Rise Mixed-Use “B”” designation from 3.8 to 4.08 times the area of the lot.
2. Zoning By-law Amendment File Z.22.045 to rezone the Subject Lands as follows:
 - a) to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” subject to site-specific exception 9(776) and “C1-Restricted Commercial Zone” subject to site-specific exception 9(1300), 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.
 - b) to amend Zoning By-law 001-2021 to rezone the Subject Lands from “R3(EN) – Third Density Residential Zone” subject to site-specific exception 481 and “GMU – General Mixed-Use Zone” subject to site-specific exception 937, as shown on Attachment 1, to “MMU – Mid-Rise Mixed-Use Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions 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: May 5, 2023.

The Notice of Public Meeting was also posted on the City’s web-site at www.vaughan.ca and Notice Signs were installed along both Centre Street and Concord Street frontages 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 Beverley Glen Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.

The following is a summary of written comments received as of May 9, 2023. The comments are organized by theme as follows:

Privacy, Shadow and View

- the building heights will cause shadow and privacy impacts to the low-rise residential properties to the north fronting Lawrie Road and to the west fronting Concord Road

Access, Traffic and Parking

- the development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the development proposes one access into the site from Concord Road, access into the development should be from Centre Street
- if the proposal does not have enough parking provided, it will result in parking on residential roads nearby which is a safety concern for children and residents
- increased traffic will create noise pollution to a quiet residential area
- where will delivery trucks access the buildings and how will this impact the local streets.

Density, Built Form and Building Design

- the development will be the tallest buildings in the area and is not compatible with the surrounding context
- the cumulative impact of the proposed massing would not be keeping with the integrity of the neighbourhood
- the proposal does not include enough landscaped buffer along the northern lot line and should be revised to include mature trees to provide privacy
- the proposal reduces the natural light and blocks southern exposure sunlight
- the proposal may set a precedent for other buildings in the area

Environment

- the proposal may cause additional pollution and reduce green space in the community
- the Owner should not be removing trees without appropriate permits and approvals as some trees are shared amongst landowners to the north

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.

Previous Reports/Authority

None.

Analysis and Options

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

Official Plan Designation:

- “Community Areas” and located along a “Regional Intensification Corridors” on Schedule 1 – Urban Structure VOP 2010
- “Mid-Rise Mixed-Use “B”” VOP 2010, Chapter 2, Section 12.9 - Centre Street Corridor, Map 12.9.B
- This designation permits a maximum height of 9 storeys and a maximum FSI of 3.8 times the area of the lot
- An amendment to VOP 2010, Chapter 2, Section 12.9 – Centre Street Corridor to increase the height to 12 storeys and the FSI to 4.08 times the area of the lot is required

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.

Amendments to Zoning By-law 1-88 and 001-2021 are required to permit the development

Zoning By-law 1-88:

- The Subject Lands are zoned “R3 Residential Zone” subject to site-specific exception 9(776) and “C1-Restricted Commercial Zone” subject to site-specific exception 9(1300)
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of Attachment 5.

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.

Zoning By-law 001-2021:

- The Subject Lands are zoned “R3(EN) – Third Density Residential Zone” subject to site-specific exception 481 and “GMU – General Mixed-Use Zone” subject to site-specific exception 937
- These Zones do not permit the proposed development
- The Owners proposes to rezone the Subject Lands to “MMU – Mid-Rise Mixed-Use Zone” together with the site-specific zoning exceptions identified in Table 2 of Attachment 6.

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

	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 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, 2022 ('YROP') and VOP 2010 including Chapter 2, Section 12.9 - Centre Street Corridor
b.	Appropriateness of Amendments to Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
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. 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.	City of Vaughan Urban Design Guidelines and the Centre Street Streetscape 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 The Subject Lands are located within the Centre Street Streetscape Urban Design Guidelines area and will be reviewed for conformity with the requirements of the document which includes prescribed streetscape materials, street, furniture and lighting within the public realm along Centre Street
f.	Regional Road	<ul style="list-style-type: none"> Centre Street is a Regional Road, therefore the Applicant must comply with Regional right-of-ways and daylight triangle reserve requirements at Centre Street and Concord Road

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ 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
i.	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 Silver score of 52.
j.	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
k.	The CBC By-law will be applicable	<ul style="list-style-type: none"> ▪ 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
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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 development does not include any Affordable Housing units
m.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.22.077 to be reviewed with the Applications in a future technical report ▪ 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

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	Tree Protection	<ul style="list-style-type: none"> 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

Financial Impact

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

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments for review.

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.

On February 24, 2023, the Region issued an exemption from Regional Approval of OP.22.023, which would effectively allow the OPA to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period, should the Applications be approved.

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. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations – South and West
5. Zoning By-law 1-88 Table
6. Zoning By-law 001-2021 Table

Prepared by

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635


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

Approved by

A handwritten signature in blue ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in blue ink, appearing to read 'Zoran Postic'.

Zoran Postic
on behalf of Nick Spensieri,
City Manager