

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 3, Report No. 26, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

3. DANIELS BAIF THORNHILL INC. ZONING BY-LAW AMENDMENT FILE Z.22.033 (CITY INITIATED) 7950 BATHURST STREET AND 8 BEVERLEY GLEN BOULEVARD VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD

The Committee of the Whole recommends:

1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023, be approved;
2. That the comments of Clay Janzen, Goldberg Group, Avenue Road, North York, on behalf of the applicant, be received; and
3. That the comments of John Kucharczuk, Beverly Glen Boulevard, Thornhill, be received.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment Z.22.033 (Daniels Baif Thornhill 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.

Committee of the Whole (Public Meeting) Report

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

TITLE: DANIELS BAIF THORNHILL INC.
ZONING BY-LAW AMENDMENT FILE Z.22.033 (CITY
INITIATED)
7950 BATHURST STREET AND 8 BEVERLEY GLEN
BOULEVARD
VICINITY OF BATHURST STREET AND BEVERLEY GLEN
BOULEVARD

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 a City initiated Zoning By-law Amendment to bring forward site-specific Zoning By-law 1-88 (“1-88”) permissions into the new City of Vaughan Comprehensive Zoning By-law 001-2021 (“CZBL”) for the lands at 7950 Bathurst Street and 8 Beverley Glen Boulevard, as shown on Attachment 1 (the “Subject Lands”).

Report Highlights

- On November 17, 2015, Council adopted By-law 180-2015, as amended by By-law 174-2019 on November 19, 2019, and as further amended by By-law 055-2023, adopted by Council on May 16, 2023.
- The by-laws amend 1-88 to facilitate the development of four high-rise mixed-use residential apartment buildings with maximum building heights of 25-storeys, 15-storeys, 12-storeys and 6-storeys, consisting of a maximum of 797 dwelling units, 586 m² of gross floor area (“GFA”) of at-grade commercial uses, and a floor space index (“FSI”) of 4.35.
- The CZBL, as adopted, fails to recognize the previous approvals for the Subject Lands which were not carried forward from 1-88 into the CZBL.
- A City initiated amendment to the CZBL is proposed to bring forward the 1-88 site-specific approvals into the CZBL for the Subject Lands.
- This report provides background for the City initiated Zoning By-law Amendment and 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 Zoning By-law Amendment Z.22.033 (Daniels Baif Thornhill 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

On October 20, 2021, Council adopted the new CZBL. The Ontario Land Tribunal (“OLT”) ordered the CZBL into force by its Order on December 28, 2022 and as corrected on March 28, 2023, with exceptions.

The CZBL affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West. The CZBL replaces 1-88 with the exception of matters of transition pursuant to section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan Area.

The CZBL has been appealed to the OLT by a number of appellants. Daniels Baif Thornhill Inc. did not appeal the CZBL.

The OLT issued an Order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the CZBL that have not been appealed.

Previous applications to amend 1-88 were approved for the Subject Lands.

Council, on January 20, 2015, approved Official Plan and Zoning By-law Amendment Files OP.12.019 and Z.12.047 to permit four high-rise mixed-use residential apartment buildings with maximum building heights of 15-storeys, 25-storeys, 12-storeys and 6-storeys for Buildings “A”, “B”, “C” and “D” respectively as shown on Attachment 2, with an FSI of 4.35 times the area of the lot, a maximum of 797 dwelling units, and 586 m² of GFA of at-grade retail and convenience retail uses. Official Plan Amendment (“OPA”) #748 (By-law 179-2015) and 1-88 Zoning By-law 180-2015 were enacted by Council on November 17, 2015. By-law 174-2019, to lift the Holding Symbol “(H)” (File Z.19.014), was enacted by Council on November 19, 2019.

On May 16, 2023, Council adopted By-law 055-2023, amending By-law 180-2015, to permit additional uses.

Zoning By-law Amendment File Z.22.033 was approved by Council on April 25, 2023, to amend the original site-specific 1-88 approvals under By-law 180-2015 to permit additional ground floor commercial uses of an Eating Establishment – Take Out, Eating Establishment – Convenience, Regulated Health Professional Office or Clinic, Personal Service Shop, Pet Grooming Establishment, Pharmacy, and a Bank or Financial Institution on the Subject Lands.

By-law 055-2023, adopted by Council on May 16, 2023, amends 1-88 to permit the additional uses.

The CZBL, as adopted, fails to recognize the previous approvals for the Subject Lands which were not carried forward from 1-88 into the CZBL.

The 1-88 site-specific approvals granted under By-laws 180-2015 and 055-2023 (collectively, the “1-88 Approvals”) were not carried forward into the CZBL for the Subject Lands.

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 a Notice Sign was installed along Bathurst Street and Beverley Glen Boulevard in accordance with the City’s Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 metres in addition to the extended Polling Area as shown on Attachment 1, and to the Beverley Glen Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of May 16, 2023 by the Development Planning Department.

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

[January 13, 2015, Committee of the Whole, Files OP.12.019 and Z.12.047 \(Item 1, Report No. 2\)](#)

[October 7, 2019, Committee of the Whole, Files Z.19.014 and DA.19.011 \(Item 2, Report No. 29\)](#)

[October 13, 2021, Committee of the Whole, CZBL, \(Item 9, Report No. 46\)](#)

[December 6, 2022, Committee of the Whole \(Public Meeting\) File Z.22.033 \(Item 4, Report No. 44\)](#)

[April 4, 2023, Committee of the Whole, File Z.22.033 \(Item 3, Report No. 16\)](#)

[By-laws - 180-2015](#)

[By-laws - 174-2019](#)

Analysis and Options

A City Initiated Zoning By-law Amendment to the CZBL is proposed to carry forward the 1-88 Approvals into the CZBL for the Subject Lands. Carrying forward the 1-88 Approvals into the CZBL is intended to ensure that future tenants, residents, and business owners are not adversely impacted by legal non-conforming status or discrepancies between 1-88 and the CZBL with respect to the Subject Lands.

The approval sought in this Report will carry forward the site-specific development standards and mapping into the CZBL to accurately reflect the zoning applicable to the Subject Lands as previously approved. Specifically, a new Section 14 Zone Exception will be added to the CZBL together with a new figure A consequential amendment to Map 58 in Schedule A of the CZBL, as it relates to the Subject Lands, is also required.

Financial Impact

None.

Operational Impact

Development Planning, Building Standards, and Legal Services will continue to bring forward reports, as needed, detailing further recommended amendments to the CZBL to reflect recent approvals respecting zoning by-law amendment applications in process and to correct errors that may be identified in the future.

Broader Regional Impacts/Considerations

The proposed site-specific amendment to the CZBL is a matter of local significance and does not affect Regional planning policies or interests.

Conclusion

The preliminary issues identified in this Report and any other issues identified through the processing of the site-specific amendment to the CZBL will be considered in the technical review. Comments from the public and the committee of the Whole 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 and Location Map
2. Site Plan

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

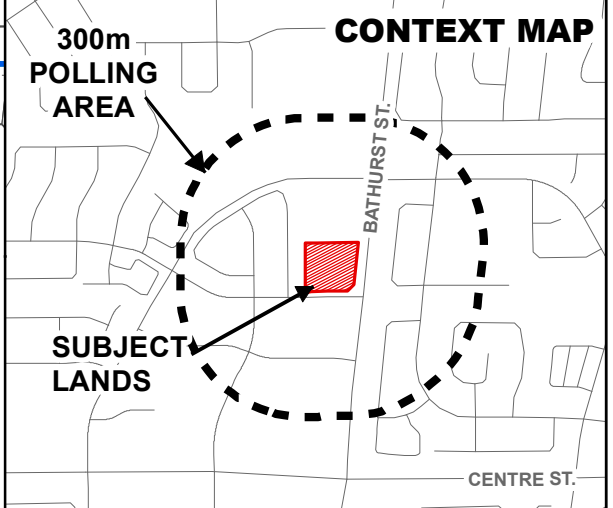
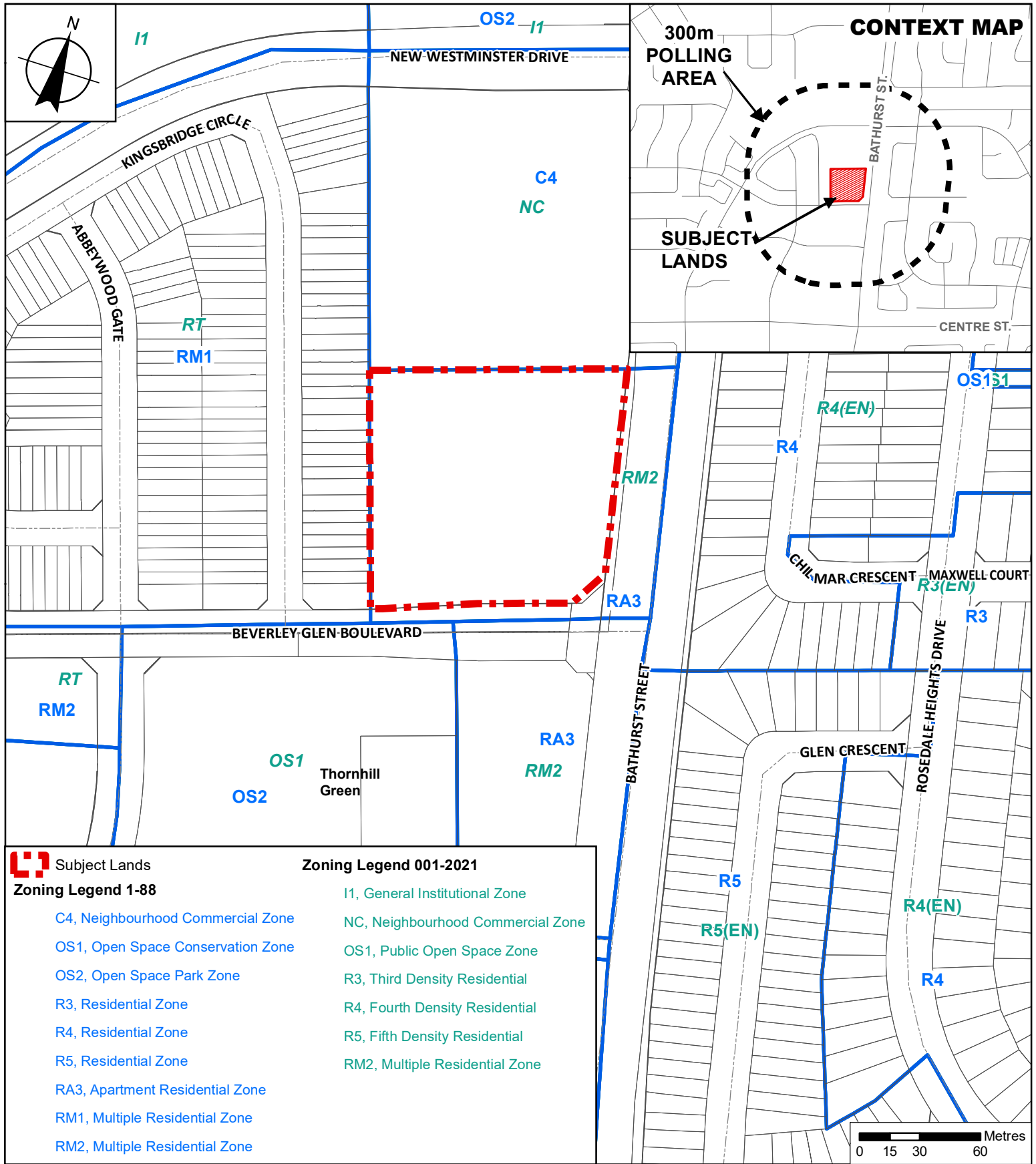


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

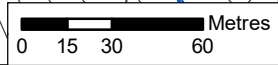
Reviewed by



Zoran Postic
on behalf of Nick Spensieri,
City Manager



Subject Lands	Zoning Legend 001-2021
Zoning Legend 1-88	I1, General Institutional Zone
C4, Neighbourhood Commercial Zone	NC, Neighbourhood Commercial Zone
OS1, Open Space Conservation Zone	OS1, Public Open Space Zone
OS2, Open Space Park Zone	R3, Third Density Residential
R3, Residential Zone	R4, Fourth Density Residential
R4, Residential Zone	R5, Fifth Density Residential
R5, Residential Zone	RM2, Multiple Residential Zone
RA3, Apartment Residential Zone	
RM1, Multiple Residential Zone	
RM2, Multiple Residential Zone	



Context and Location Map

LOCATION:
7950 Bathurst Street and 8 Beverley Glen Blvd.
Part of Lot 7, Concession 2

APPLICANT:
Daniels Baif Thornhill Inc.

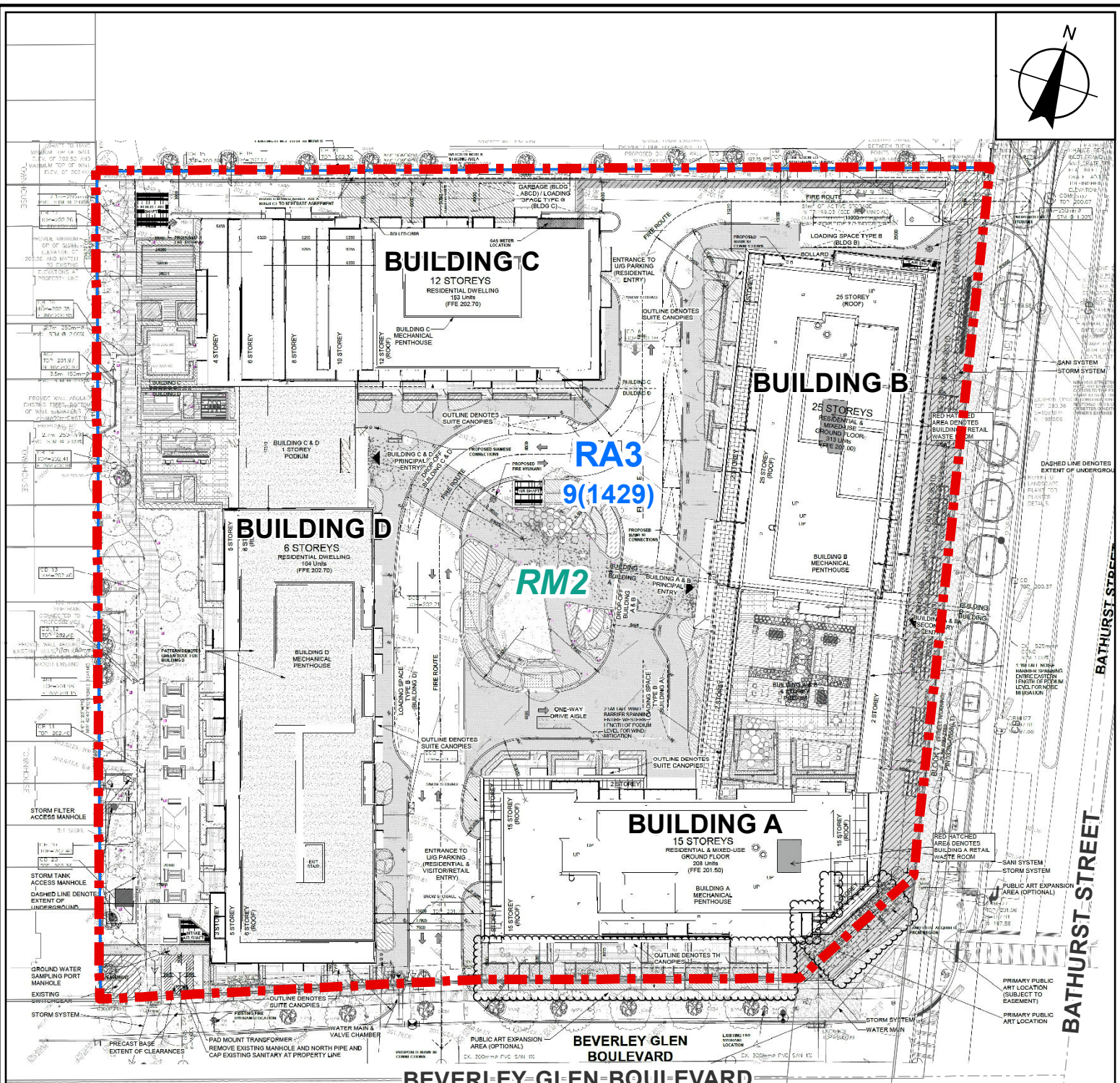
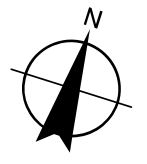



Attachment

FILE:
Z.22.033

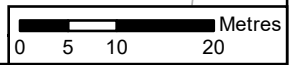
DATE:
May 30, 2023

1



 Subject Lands
Zoning Legend 1-88
 RA3, Apartment Residential Zone

Zoning Legend 001-2021
 RM2, Multiple Residential Zone



Site Plan

LOCATION:
 7950 Bathurst Street and 8 Beverley Glen Blvd.
 Part of Lot 7, Concession 2

APPLICANT:
 Daniels Baif Thornhill Inc.



Attachment

FILE:
 Z.22.033

DATE:
 May 30, 2023

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