

Committee of the Whole (1) Report

DATE: Tuesday, October 3, 2023

WARD: 2

TITLE: CO-MART HOLDINGS LTD.: OFFICIAL PLAN AMENDMENT
FILE OP.21.027, ZONING BY-LAW AMENDMENT FILE Z.21.056
– 20 ROYSUN ROAD, VICINITY OF MARTIN GROVE ROAD
AND HIGHWAY 7

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to redesignate and rezone the subject lands to permit the development of a mixed-use residential apartment building with 10 and 12-storey towers, connected by a 6-storey podium, with commercial uses at grade, a total of 245 residential units, and a Floor Space Index of 3.33 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes amendments to the Official Plan and Zoning By-law to permit the development of a mixed-use residential apartment building
- The Development Planning Department recommends approval of the development as it is consistent with the policies of the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan
- The proposed amendments to the Vaughan Official Plan and Zoning By-law are consistent with the employment land use conversion approved by Vaughan Council and York Region Council for the subject lands

Recommendations

1. THAT Official Amendment File OP.21.027 (Co-Mart Holdings Ltd.) BE APPROVED to amend the Vaughan Official Plan 2010 to:

- a. Redesignate the subject lands from “Prestige Employment” to “Mid-Rise Mixed-Use” with a permitted maximum building height of 12 storeys and a maximum Floor Space Index (density) of 3.33 times the area of the lot;
 - b. Amend Policy 9.2.3.5.b, to permit a decrease in the minimum tower set back from the podium from 3 metres to 0 metres along public street frontages
2. THAT Zoning By-law Amendment File Z.21.056 (Co-Mart Holdings Ltd.) BE APPROVED to amend Zoning By-law 001-2021 to rezone the subject lands from “EM1 Prestige Employment Zone” to “MMU Mid-Rise Mixed-Use Zone,” with a Holding Symbol “(H)”, in the manner shown on Attachment 2, together with the site-specific exceptions identified Table 1 (Attachment 8) of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the following condition(s) are addressed to the satisfaction of the City:
 - a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.
 - b. The Owner shall submit a revised Stormwater Management and Functional Servicing Report containing the following information to the satisfaction of the City’s Development Engineering Department and York Region:
 - i. Short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with the discharge rates and recommendations provided in the Hydrogeological Study and Water Balance Assessment prepared by EXP Services Inc. dated October 14, 2022 (including any subsequent amendments and/or revisions)
 - ii. A Water Supply Analysis that includes water demands for domestic and fire flow purposes for the proposed development in coordination with the City’s Design Criteria and the Fire Underwriters Survey (‘FUS’) to confirm the existing water supply infrastructure within Sovereign Court has adequate pressure based on the Hydrant Flow and Pressure Test to accommodate the development
 - iii. Downstream sanitary capacity analysis to the nearest trunk sewer complete with unit count information for approved and proposed development applications within the sanitary drainage area, to identify any required wastewater infrastructure improvements to service the development:

Should any municipal infrastructure improvements be identified external to the Subject Lands as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City.

- c. The Owner shall provide a revised Transportation Mobility Plan that addresses outstanding comments and provides a loading study for the consolidated loading space demonstrating functionality of all design vehicles, and acceptable management of loading activities, to the satisfaction of the Development Engineering Department.
- d. The Owner shall provide a revised plans to the satisfaction of the Development Planning and Development Engineering Departments, demonstrating the recommended site plan improvements as identified in this report and shown on Attachments 6 and 7.

Background

Location: 20 Roysun Road (the 'Subject Lands'), located at the northwest corner of Roysun Road and Martin Grove Road, south of Highway 7, and are currently vacant. The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 14, 2021

Date applications were deemed complete: January 19, 2022

An Employment Land Use Conversion request has been approved by York Region for the Subject Lands

In A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), Section 2.2.5.9 requires the assessment of employment land use conversion requests to occur through a Municipal Comprehensive Review ('MCR'). Co-Mart Holdings Ltd. (the 'Owner') submitted an employment land conversion request to York Region for the Subject Lands for consideration through the 2041 MCR (Regional File V30).

Vaughan Committee of the Whole, on May 20, 2020, considered the recommendations presented in a report prepared by the Policy Planning and Special Projects ('PPSP') Department for the 2041 MCR, which included the Subject Lands. The PPSP Department did not support the proposed employment land use conversion request to allow non-employment land uses on the Subject Lands and therefore did not recommend its approval in the Committee of the Whole Report. Vaughan Council, on May 27, 2020, ratified the recommendations of the report with modifications, and approved the employment land use conversion request for the Subject Lands.

The York Region Committee of the Whole, on October 15, 2020, considered the recommendations presented in a report prepared by the Commissioner of Corporate Services and Chief Planner for York Region regarding the 2041 MCR. Regional staff did not support the employment land use conversion request for the Subject Lands and recommended that the Subject Lands be designated as “Employment” in the updated York Regional Official Plan 2022 (‘YROP 2022’). On October 22, 2020, York Region Council ratified the recommendations of the report with modifications and approved the employment land use conversion request for the Subject Lands. The new YROP 2022, identifies the Subject Lands as “Urban Area” with a “Community Area” overlay on Map 1A – Land Use Designations.

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

On January 4, 2022, Co-Mart Holdings Ltd. (the ‘Owner’) submitted the following applications to permit a 12-storey mixed-use residential apartment building with 1,665.91 m² of commercial uses at grade, a total of 330 residential units and a Floor Space Index (‘FSI’) of 3.79 times the area of the lot with three (3) levels of underground parking (the ‘Original Proposal’), as shown on Attachment 9.

On August 25, 2023, the Owner submitted the following applications (‘the Applications’) to permit a mixed-use residential apartment building with 10 and 12-storey towers connected by a 6-storey podium, with 1,610 m² of commercial uses at grade, a total of 245 residential units, an FSI of 3.33 times the area of the lot and three (3) levels of underground parking (‘the Development’), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.027 to amend the Vaughan Official Plan 2010 (‘VOP 2010’) to redesignate the Subject Lands from “Prestige Employment” to “Mid-Rise Mixed-Use” with a maximum building height of 12-storeys and a FSI of 3.33 times the area of the lot, and to amend Policy 9.2.3.5.b, Volume 1 to permit a decrease in the minimum tower setback from the podium from 3 metres to 0 metres along public street frontages.
2. Zoning By-law Amendment File Z.21.056 to amend Zoning By-law 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” to “MMU Mid-Rise Mixed-Use Zone”, in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 (Attachment 8) of this report.

Should the Applications be approved by Council a Site Development Application is required to be approved for the Development

Should the Applications to approved by Council, a Site Development Application is required to be approved for the Development. 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 Site Development Application will review matters including building elevations and associated architectural materials, landscape plan and amenity area, as well as the site plan in consideration of the recommended improvements as identified in this report.

Should the Applications be approved by Council, a Draft Plan of Condominium Application is required to establish tenure for the Development

The Owner will be required to submit a Draft Plan of Condominium Application to establish tenure for the Development, should the Applications be approved by Council.

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

- Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): *April 8, 2022*
- Location of Notice Signs: Roysun Road, Martin Grove Road and Sovereign Court
- Date of Public Meeting: *May 3, 2022, date ratified by Council May 17, 2022*

No public comments were received

No public comments regarding the Applications were received.

Previous Reports/Authority

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

Request for Comments: York Region Evaluation of Employment Land Conversion Requests, Committee of the Whole Report:

[May 20, 2020, Committee of the Whole \(Item 10, Report No. 20\)](#)

Proposed Employment Area Mapping and Employment Conversions, York Region Committee of the Whole Report:

[October 15, 2020, York Region Committee of the Whole \(Item 1, Report F\)](#)

Co-Mart Holdings Ltd., Public Meeting Report:

[May 3, 2022, Committee of the Whole Public Meeting \(Item 1, Report No. 22\)](#)

Analysis and Options

The Subject Lands are served by existing public transit services

There are two (2) existing bus stops within walking distance of the Subject Lands along Martin Grove Road, as shown on Attachment 1. The following describes the existing transit infrastructure in the area:

- York Region Transit ('YRT') provides transit service (Route 7) along Martin Grove Road traveling northbound to Rutherford Road and southbound to Humber College in the City of Toronto (operating Monday to Friday and Saturdays)

- YRT also provides transit routes along Highway 7 which is approximately 800 metres walking distance (11-minute walk) from the Subject Lands, including:
 - Route 77 – which travels eastbound and westbound along Highway 7, with connections to the Finch Go Bus Terminal, the City of Brampton Transit Route Zum, and to/from the Bramalea Terminal (operating 7 days a week)
 - Viva Orange – travels eastbound from Martin Grove Road to the Vaughan Metropolitan Centre ('VMC'), Promenade Terminal and then northward to Richmond Hill Centre (operating 7 days a week)
 - Zum 501 – travels along the City of Brampton Transit Route eastbound to the Toronto Transit Commission ('TTC') station at the VMC and westbound to the Bramalea Terminal (operating 7 days a week)

The 2022 York Region Transportation Master Plan ('2022 YRTMP'), approved by Regional Council on September 29, 2022, is a long-term infrastructure plan for future transit and transportation initiatives to the year 2051. Martin Grove Road is not a regional road; therefore, it is not identified as a Rapid Transit Corridor on Map 3 – 2051 Rapid Transit Network of the 2022 YRTMP.

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan and York Region Official Plan

Provincial Policy Statement

The Provincial Policy Statement ('PPS'), 2020 provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use, and management of resources, and protecting public health and safety. The Subject Lands are designated "Prestige Employment" in VOP 2010; however, as the Subject Lands received approval from York Region Council to permit an employment land use conversion on the Subject Lands, the "Employment Areas" policies of the PPS no longer apply.

The Subject Lands are located within a Settlement Area and the Delineated Built-Up Area. The Development is consistent with the PPS as it utilizes land efficiently by providing a compact built form that is transit supportive and utilizes existing services in the area. The Development provides additional housing options by providing apartment units of various sizes within a community with existing infrastructure and services such as shopping and transit along Martin Grove Road. In consideration of the above, the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, compact, and prosperous communities within the Greater Golden Horseshoe to the year 2041.

The Subject Lands are designated “Prestige Employment” in VOP 2010 and are located within a “Provincially Significant Employment Zone” (‘PSEZ’), as identified by the Province’s Ministry of Municipal Affairs and Housing (‘MMAH’); however as the Subject Lands received approval from York Region Council to permit an employment land use conversion on the Subject Lands, MMAH has confirmed that the PSEZ and employment policies of the Growth Plan no longer apply to the Subject Lands.

The Development facilitates a compact urban form through the intensification of underutilized lands within the “Delineated Built-Up Area”. The Development achieves a complete community by providing a mix of land uses, new housing opportunities for the area within a compact urban form where public transit services and municipal services exist. Accordingly, the Development conforms to the Growth Plan.

York Region Official Plan (‘YROP 2022’)

The York Region Official Plan 2022 (‘YROP 2022’) replaces the York Region Official Plan 2010 (‘YROP 2010’) with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 continues to be the in-force Regional Official Plan against which conformity of the Applications are measured.

York Region Official Plan (‘YROP 2010’)

YROP 2010 contains policies that guide economic, environmental and community decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity.

The Subject Lands are designated “Urban Area” by YROP 2010. The “Urban Area” designation permits a range of residential, industrial, commercial, and institutional uses and is where growth is intended to be accommodated in York Region (Sections 5.0 and 5.3). In accordance with Sections 5.2.8 and 5.2.9, new development shall provide high standard of urban design which provides pedestrian scale, safety and connectivity, promote landscaping, and retail/commercial areas shall be carefully designed in a compact form, and be pedestrian and transit oriented.

Policy 4.3.9 of YROP 2010 states (in part) that the conversion of employment lands to non-employment land uses may only be considered, at the time of an MCR. The Subject Lands were subject to an employment land use conversion request by the Owner that was approved by York Region Council and as such, the final determination of appropriate land use and density is best evaluated at the local context and determined by the local municipality.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the City of Vaughan's general planning goals and policies that guide future land uses. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Area" on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are not located within an "Intensification Area"
- Martin Grove Road is identified as a minor arterial with a right-of-way width of up to 36 metres, while Roysun Road and Sovereign Court are identified minor collectors with right-of-way widths up to 24 metres on Schedule 9 – Street Network. These streets are all under the jurisdiction of the City of Vaughan.
- Designated "Prestige Employment" on Schedule 13 – Land Use of VOP 2010, which permits industrial uses including manufacturing, warehousing, processing, distribution, office and retail uses.

The following amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 to 7:

- i) Redesignate the Subject Lands from "Prestige Employment" to "Mid-Rise Mixed-Use" to permit the Development with a maximum building height of 12 storeys and a maximum FSI of 3.33 times the area of the lot
- ii) Amend Policy 9.2.3.5.b to permit a decrease in tower setback from the podium from a minimum of 3 metres to 0 metres along public street frontages.

As York Region Council approved an employment land conversion request on the Subject Lands, an amendment to VOP 2010 is required to permit the proposed residential uses within Employment Areas.

Conformity with the Mid-Rise Mixed-Use Designation and Building Criteria

The Mid-Rise Mixed-Use designation permits residential units and retail uses, office uses, parking garages, hotels, and gas stations. In accordance with Section 9.2.2.4 of VOP 2010, in areas designated "Mid-Rise Mixed-Use", the ground floor frontage of buildings facing collector streets shall predominantly consist of retail or other active uses that animate the street. The Development proposes residential uses with commercial (i.e., retail) uses at grade, therefore the Development conforms to the policies of the "Mid-Rise Mixed-Use" designation of VOP 2010.

Section 9.2.3.5 of VOP 2010 defines Mid-Rise Buildings as buildings between 5 storeys and up to a maximum of 12 storeys in height. Mid-Rise Buildings over 6 storeys in height shall be designed with a pedestrian scaled podium between 3 to 6 storeys in height, and taller building elements shall generally be set back a minimum of 3 metres along public street frontages. Surface parking is not permitted between the front or side of a Mid-Rise Building and a public street. The rooftop of a Mid-Rise Building should include landscaped green space, private outdoor amenity, or environmental features such as solar panels.

The Development conforms to the Mid-Rise Building criteria above, except for the proposed 0 m setback to the street to the 6-storey podium, addressed through the official plan amendment application. All vehicular parking will be accommodated underground, and a rooftop amenity area is proposed on top of the 6th storey podium at the 7th floor with private balconies and an at grade private amenity space. In consideration of the above, the Development generally conforms to the Mid-Rise Building policies of VOP 2010.

Housing Options Statement

The Owner submitted a Housing Options statement prepared by Weston Consulting Inc. and dated June 21, 2022, in support of the Applications, in accordance with Policy 7.5.1.3 of VOP 2010, which requires a Housing Options Statement to demonstrate how the Development satisfies the City's housing objectives. The Development meets the criteria described under Section 7.5.1.3 of VOP 2010 in the following manner:

- a) Total distribution of housing types – apartment units are proposed which will add additional housing options to the area
- b) Tenure types and distribution – the Development will consist of condominium tenure where ownership will be on a per unit basis with shared common amenities
- c) Range of unit sizes – the Development offers the following range of unit sizes:

Bedroom Type	Average Unit Size	Percentage of Units
1 Bedroom	65 m ²	69.4% of units
2 Bedroom	80 m ²	30.6% of units

Information as it relates to the anticipated unit sale price was not provided as it was identified that it is premature to provide speculative pricing of units due to the stage of the Applications and fluctuations in the market. The Development Planning Department has reviewed the Housing Options Statement and finds it satisfactory as the Development provides additional housing options and a variety of unit sizes that would support individuals, seniors, and families.

The Development Planning Department supports the amendment to VOP 2010 for the following reasons:

- the amendment is consistent with the decision of City of Vaughan and York Region Councils to permit residential uses on the Subject Lands
- a mixed-use development with commercial units at grade will support the proposed residential uses as well as the existing employment and institutional uses in the surrounding area
- the proposed intensification, density and proposed uses are appropriate given there is existing public transit infrastructure along Martin Grove Road and Highway 7, and the Subject Lands are located within walking distance of schools, services and amenities

- the overall massing for the Development is appropriate and compatible with the existing and planned uses in the surrounding area
- the Development generally conforms with the “Mid-Rise Mixed-Use” designation of VOP 2010 by providing a 12-storey mid-rise mixed-use building with underground parking and rooftop amenity areas
- the Development generally conforms with the City-Wide Urban Design Guidelines

Amendments to Zoning By-law 001-2021 are required to permit the Development

On October 20, 2021, Vaughan Council enacted Zoning By-law 001-2021 as the new Comprehensive Zoning By-law for the City of Vaughan. The Subject Lands are zoned as follows:

- “EM1 Prestige Employment Zone” by Zoning By-law 001-2021
- This zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to “MMU Mid-Rise Mixed-Use Zone”, as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 (Attachment 8).

The Development Planning Department supports the rezoning application on the basis that the proposed site-specific zoning standards identified in Table 1 (Attachment 8) would permit development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will facilitate a compact built form and active pedestrian realm that is supported by access to transit.

Minor modifications may be made to the zoning exceptions identified in Table 1 (Attachment 8), prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City and York Region

A Holding Symbol “(H)” is recommended to be placed on the implementing zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department supports the Development, subject to revisions as shown on Attachment 7

The Development Planning Department and Development Engineering Department recommend the following changes be incorporated into the Development as shown on Attachment 7, and are included as a condition of approval in the Recommendation section of this report:

- a) the walkway abutting the loading space shall be curved to ensure appropriate maneuvering for loading trucks and waste collection vehicles;
- b) vehicular circulation shall include two separate paths of travel, with one ending at the entrance to the underground parking garage and the other terminating in a vehicle turnaround area to limit vehicular and pedestrian conflict and allow for more private amenity space at grade to be accommodated;
- c) the underground parking ramp shall be relocated to an appropriate alternate location;
- d) the driveway/fire-route shall have a maximum width of 6 metres where possible to provide a larger amenity space at grade;
- e) an additional walkway connection shall be provided to Sovereign Court to enhance pedestrian connectivity;
- f) the pedestrian walkway connecting the amenity area to Sovereign Court shall be moved northward to where it crosses the driveway leading to the underground parking garage to ensure pedestrian safety; and,
- g) the building elevations/renderings shall be revised to improve the visibility of the commercial signage from the street frontages to ensure the viability of the proposed at-grade commercial uses, as shown on Attachment 6.

Waste and Loading

A consolidated Type B and Type D loading space is proposed on the Subject Lands as an extension of the Development. The Owner has identified that the Development will operate on private waste collection. The waste bins for the residential portion of the Development are proposed to be stored in the underground parking garage and will be wheeled up by the condominium manager on waste pick-up days. A separate waste room is provided abutting the loading space for commercial uses and the bins will be wheeled into the loading space on pick-up days.

Wind Conditions

The Owner submitted a Pedestrian Level Wind Study ('Wind Study') in support of the Development. The Wind Study recommends mitigation measures to be incorporated in the architectural and landscape details at the Site Development stage of the Applications, to the satisfaction of the Development Planning Department.

Sun/Shadow Conditions

The Owner submitted a preliminary Sun/Shadow Study for the Original Proposal as shown on Attachment 9, in support of the Applications. The Sun/Shadow study for the Original Proposal demonstrates an acceptable sun/shadow impact on the Subject Lands and surrounding uses. In accordance with the City-Wide Urban Design Guidelines, the building location and orientation should maintain 5 hours of consecutive sunlight on one side of the street and adjacent sidewalks. The Development Planning Department recommends that the Owner provide an updated Sun/Shadow study

reflecting the Development at the Site Development stage of the Applications, should they be approved by Council.

Design Review Panel ('DRP')

The Owner proposes intensification within a mixed use, mid-rise built form which meets the criteria to be reviewed by the DRP; however given the *More Homes Built Faster Act, 2022* (i.e. Bill 23), the Development Planning Department has waived the DRP requirement to the Site Development Application stage of the Development, should the Applications be approved by Council.

Financial Impact

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

Operational Impact

The Development Planning Department consulted with the following internal departments and external agencies regarding the Applications:

The Development Engineering ('DE') Department supports the Development subject to conditions

The DE Department has provided the following comments:

Water Servicing

The Subject Lands are situated within Pressure District 4 ('PD4') of the York Water Supply System. One existing local watermain on Sovereign Court is connected to the PD4 system. The Subject Lands are proposed to be serviced through the existing connection to a City watermain on Sovereign Court. The Owner's consultant must revise the Functional Servicing Report and Stormwater Management Report ('FSR and SWM') to include a water supply analysis within the proposed water demands for domestic and fire flow purposes for the Development in coordination with the City's Design Criteria and the Fire Underwriters Survey ('FUS'). A Hydrant Flow and Pressure Test was provided; however, must be read in conjunction with a complete water supply analysis. A Holding condition to this effect is included in the Recommendations of this report.

Sanitary Servicing

Municipal sanitary sewers exist within Sovereign Court, Roysun Road and Martin Grove Road, ultimately discharging to the Regional West Rainbow Creek Sanitary Trunk Sewer. The Subject Lands are proposed to be serviced from the existing municipal sanitary service connection within Sovereign Court. The Subject Lands were allocated sewage capacity through the Martin Grove Estates Subdivision (Draft Plan of Subdivision File 19T-84031 and Registered Plan 65M-2709); however, through the Applications, the Owner intends to increase the allowable density for the Subject Lands.

The City's sanitary sewer model identifies surcharge conditions in several sections of the City's wastewater system, downstream of Sovereign Court and upstream of the Regional West Rainbow Creek Sanitary trunk sewer in post-development conditions. The FSR and SWM shall be revised to include a downstream sanitary capacity analysis to the nearest trunk sewer to identify all necessary infrastructure improvements to support the proposed development, and if required, the Owner shall enter into an agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City. Holding conditions to this effect are included in the Recommendations of this report.

Stormwater Servicing

Municipal stormwater sewers exist within Sovereign Court and Roysun Road, ultimately conveying flows downstream to the Humber River. The Subject Lands are proposed to be serviced by the existing stormwater service connection within Sovereign Court. The stormwater management plan comprises of constructing a private underground Stormwater Cistern and Jellyfish Oil-Grit Separator ('OGS') to provide quantity and quality controls and water balance requirements together with a connection to the existing storm service connection, from private stormwater pumps and orifice controls.

The City's design standards and Martin Grove Estates Subdivision, dictate that private site development should control the urban stormwater runoff to the target release rates established in the City's Master Plan, the Martin Grove Estates Subdivision and provide water quality treatment and erosion controls. The FSR and SWM shall be revised to include short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with the discharge rates and recommendations provided in the Hydrogeological Study and Water Balance Assessment. A Holding condition to this effect is included in the Recommendations of this report.

Noise Feasibility Study

The Owner submitted a Noise Feasibility Study ('the Noise Study') for the Original Proposal to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses including stationary sources. The DE Department has reviewed the Noise Study and is generally satisfied; however, the Owner shall provide an updated Noise Study for the Development at the Site Development stage of the Applications, to the satisfaction of the DE Department.

Environmental Engineering

The Owner has submitted Phase One and Two Environmental Site Assessment ('ESA') Reports, D-6 Land Use Compatibility/Air Quality Feasibility Analysis, and Reliance Letter in support of the Development which have been reviewed by the Environmental Engineering Division.

Based on the findings of the Phase One ESA, potentially contaminating activities ('PCAs') were identified within the Subject Lands. The Phase Two ESA investigated the soil and groundwater quality at the three (3) areas of potential environmental concern ('APECs') identified in the Phase One ESA. Based on the findings of the Phase Two ESA, soil and groundwater samples were within the applicable standard (i.e., O. Reg. 153/04 Table 2 Standards) for the parameters analyzed.

Based on the findings of the D-6 Land Use Compatibility/Air Quality Feasibility Analysis, the industrial/commercial facilities identified within the Study Area are not expected to pose an unacceptable air quality, dust, or odour issues to the Development; however, a potential for odours, or periodic odours and/or general urban occurrences of odour issues does exist due to the surrounding commercial/industrial facilities. As such, staff recommend that warning clauses to this effect be included in the site plan agreement as well as in offers of purchase, sale, or lease.

Transportation Engineering

The Subject Lands will be serviced by one (1) primary all-moves vehicular access via Sovereign Court, one (1) ramp to the underground parking structure, and pedestrian connections to Martin Grove Road, Sovereign Court and Roysun Road. The Subject Lands are serviced by transit as explained earlier in this report. The proposed vehicular and bicycle parking supply meets the requirements of Zoning By-Law 001-2021.

The Transportation Mobility Plan ('TMP') provided in support of the Applications confirms that certain vehicular movements at Highway 7 and Martin Grove Road, and Martin Grove Road and Steeles Avenue West intersections are operating with capacity constraints at peak periods under the existing conditions. Additional delays are expected to occur in the future due to corridor growth and developments in the area; however, the impact of the proposed development is expected to be acceptable.

Furthermore, the TMP included swept path analysis of the proposed loading area; however, due to the proposal to consolidate the loading area with garbage pick-up, a loading study demonstrating functionality of all design vehicles, and acceptable management of loading activity, shall be provided to the satisfaction of the DE Department. A Holding Symbol condition to this effect is included in the Recommendations of this report.

The Transportation Engineering Division of the DE Department recommends improvements to the site as shown on Attachment 7 and identified in this report to ensure appropriate maneuvering for loading trucks and waste collection vehicles and enhance pedestrian safety while maintaining vehicular circulation on the Subject Lands.

The Financial Planning and Development Finance Department has no objection to the approval of the Applications, subject to Development Charges being paid

The Financial Planning and Development Finance Department has no objection to the approval of the Applications, subject to the Owner paying any applicable Development

Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit.

Cash-in-lieu of parkland is required, should the Applications be approved, in accordance with the Parkland Dedication By-law 168-2022

A Community Benefits Charge is applicable and will be collected at Building Permit stage should the Applications be approved by Council

The development meets the criteria for collecting a Community Benefits Charge ('CBC') in accordance with the provisions of the *Planning Act* and the City of Vaughan CBC By-law 201-2022.

The York Catholic District School Board has no objection to the approval of the Applications, provided that certain commercial uses be excluded from the Development because of its proximity to a school

The Subject Lands are located across the street from the Holy Cross Catholic Academy. The York Catholic District School Board ('YCDSB') has no objection to the approval of the Applications, subject to the following uses being restricted from the implementing Zoning By-law Amendment, in accordance with YCDSB policies and guidelines:

- place of entertainment (i.e., arcade/video store/adult entertainment)
- hotel or hotel (small scale)
- micro-manufacturing (e.g., production and sale of cannabis or microbrewery with the sale of alcohol)
- retail that sells alcohol or cannabis
- restaurant licensed to serve alcohol or cannabis

With the exceptions of restaurants, which may or may not be licensed to serve alcohol, the Owner's draft Zoning By-law Amendment submitted in support of the Applications does not propose the uses mentioned above. The Development Planning Department does not support restricting the uses permitted to unlicensed restaurants as the City does not have the authority to provide liquor licenses. The Province, specifically the Licensing Alcohol and Gaming Commission of Ontario ('AGCO'), has the authority to issue liquor licenses and any future restaurants of the Development shall meet the requirements of AGCO with respect to licensing.

No comments were received from the remaining school boards

The York Region District School Board and Conseil Scolaire de District Catholique Centre Sud were circulated the Applications, but no response has been received to date.

The Emergency Planning Services Division of the Vaughan Fire and Rescue Services has reviewed the Development and has no objection

The Emergency Planning Services Division of the Vaughan Fire and Rescue Services Department has reviewed the D-6 Land Use Compatibility - Air Quality Feasibility Analysis and is satisfied, provided that warning clauses are included in the site plan agreement and in the offers of purchase, sale, or lease with respect to the Development, to alert purchasers of nearby odour, dust or disruption of air quality due to existing nearby industrial facilities.

Vaughan Fire and Rescue Services have reviewed the Applications and have identified that all fire safety matters will be reviewed during the Site Development Application stage of the Development, should the Applications be approved by Council.

Broader Regional Impacts/Considerations

The Applications have been circulated to and reviewed by the York Region Community Planning and Development Services Department. The Subject Lands were subject to an employment land use conversion request by the Owner that was approved by York Region Council and as such, the final determination of appropriate land use and density is best evaluated at the local context and determined by the local municipality. York Region has identified that the FSR and SWM report shall be revised to address their outstanding comments. A holding condition to this effect is included in the Recommendations of this report.

Conclusion

The Development Planning Department is satisfied that the Development is consistent with the PPS, conforms to the Growth Plan and YROP, and the amendments to VOP 2010 and Zoning By-law 001-2021 are appropriate, as they reflect the employment land use conversion that was approved through the MCR. Accordingly, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report.

For more information, please contact Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Proposed Site Plan and Zoning
3. Landscape Plan
4. East and South Building Elevations
5. North and West Building Elevations
6. Building Renderings (Northwest View)
7. Recommended Site Plan Improvements
8. Table 1 – Zoning Exceptions to Zoning By-law 001-2021

9. Original Development Proposal and Zoning

Prepared by

Rebecca Roach, Planner, ext. 8626

Letizia D'Addario, Senior Planner, ext. 8213

Carmela Marrelli, Senior Manager of Development Planning, ext. 82128791

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

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

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager