

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 12, 2023

WARD(S): 3

TITLE: IKORE (MAJOR WESTON) LTD.

OFFICIAL PLAN AMENDMENT FILE OP.23.003

ZONING BY-LAW AMENDMENT FILE Z.23.005

10,069 WESTON ROAD AND PART 15, PLAN 65R-37024

PART OF LOT 21, CONCESSION 5

VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

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 an application to amend the “Mid-Rise Mixed-Use” policies of Vaughan Official Plan Amendment 2010 (‘VOP 2010’) and amend Zoning By-law 1-88 and Zoning By-law 001-2021 for the subject lands shown on Attachments 1 and 2, to permit the development of two (2), 9-storey buildings connected by the 3rd, 4th, and 5th. storey of each building for 460 apartment units with access onto Thule Street (‘Development’), as shown on Attachments 3 to 5. The Development will have a total gross floor area (‘GFA’) of approximately 33,755 m².

Report Highlights

- The Owner proposes two (2), 9-storey buildings connected by the 3rd, 4th, and 5th. storey of each building for 460 apartment units with access onto Thule Street.
- Official Plan and Zoning By-law Amendment applications are required to permit the 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.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.003 and Z.23.005 (Ikore (Major Weston) Ltd.) 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: 10,069 Weston Road and Part 15, Plan 65R-37024 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachments 1 and 2.

Date of Pre-Application Consultation Meeting: May 6, 2022

Date applications were deemed complete: June 30, 2023

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

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the Development as shown on Attachments 3 to 5:

1. Official Plan Amendment File OP.23.005 to amend the "Mid-Rise Mixed-Use" policies of Vaughan Official Plan 2010 Volume 1 and Volume 2 (Area Specific Policy 21.6), Northeast Quadrant of Major Mackenzie Drive and Weston Road, ('VOP 2010') respecting the maximum permitted building height from 6-storeys to 9-storeys and the maximum density / floor space index ('FSI') from 2.0 times the area of the lot to 3.79 times the area of the lot.
2. Zoning By-law Amendment File Z.23.005 to rezone the Subject Lands from:
 - i. "GMU(H) 963 General Mixed Use" with a Holding Symbol (H) and subject to site-specific exception 14.963 to "RM2 - Multiple Unit Residential" Zone in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 in Attachment 6.
 - ii. "C5(H) Community Commercial" Zone with a Holding Symbol ("H") and subject to site-specific exception 9(1327) to "RM2 - Multiple Residential" Zone in Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 in Attachment 7.

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

- a) Date the Notice of Public Meeting was circulated: August 18, 2023.

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

- b) Circulation Area: To all property owners within 1000 m of the Subject Lands, as shown on Attachment 1, and to the Vellore Woods and Millwood Woodend Ratepayers' group and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 22, 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

The following is the link to a previous report regarding the Subject Lands:

Official Plan Amendment File OP.07.006, and Zoning By-law Amendment File Z.07.040 (Major Weston Centres Limited), Committee of the Whole Report [June 23, 2009, Committee of the Whole \(Item 76, Report 35\)](#)

Analysis and Options

An amendment to VOP 2010 is required to permit the Development.

Official Plan Designation:

- "Community Area" on Schedule 1 - Urban Structure by VOP 2010, Volume 1
- "Mid-Rise Mixed Use" with a maximum permitted building height of 6-storeys and a maximum density / FSI of 2.0 times the area of the lot on Schedule 13 - Land Use by VOP 2010, Volume 1
- "Mid-Rise Mixed Use" with a "Commercial District" overlay with a 9 m Pedestrian Walkway on Map 12.6.A by VOP 2010, Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road
- This designation permits mid-rise buildings / apartment buildings up to a maximum building height of 6-storeys and a FSI of 2.0 times the area of the lot.
- An amendment to VOP 2010 is required to permit the 9-storey buildings with a FSI of 3.79 times the area of the lot.

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 001-2021 are required to permit the Development.

Zoning:

- “GMU(H) 963 General Mixed Use” Zone with a Holding Symbol (H) and subject to site-specific exception 14.963
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM2 - Multiple Unit Residential” Zone together with the site-specific zoning exceptions to permit the Development, identified in Table 1 as shown in Attachment 6.

Amendments to Zoning By-law 1-88 are required to permit the Development to address appealed provisions under Zoning By-law 001-2021.

Zoning:

- “C5(H) Community Commercial” Zone with a Holding Symbol (“H”) and subject to site-specific exception 9(1327) in Zoning By-law 1-88
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM2 - Multiple Residential” Zone together with the site-specific zoning exceptions to permit the Development, identified in Table 2 as shown in Attachment 7.

Additional zoning exceptions to Tables 1 and 2 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 conformity to and consistency 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 (‘YROP’) 2022, and VOP 2010 Volume 1 and Volume 2, Area Specific Policy 12.6, Northeast Quadrant of Major Mackenzie Drive and Weston Road.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions including the minimum tower separation and the maximum tower floor plate requirements will be reviewed in consideration of the existing and planned surrounding land uses, including the coordination of the Subject Lands with future developments.
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.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.	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 Applications prior to proceeding to the Committee of the Whole.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards.
h.	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 Bronze score of 48.
i.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The Development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. 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	<ul style="list-style-type: none"> ▪ The Applications 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.
l.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 11 trees on the Subject Lands, 10 of which are required to be removed to accommodate the Development. The Owner is required to provide 32 replacement trees in accordance with the City's Tree Protection Protocol. The Development proposes to provide 51 trees. ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions at Weston Road and Thule Street/Farooq Boulevard, Weston Road and Chatfield Drive/Retreat Boulevard and Weston Road and Major Mackenzie Drive. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Weston Road, an arterial road under the jurisdiction of York Region. York Region will

	MATTERS TO BE REVIEWED	COMMENT(S)
		identify any required land conveyances for road widening purposes through review of the Applications.
n.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted Site Development File DA.23.019. In accordance with Bill 109, <i>More Homes for Everyone Act, 2022</i>, and the City’s Site Plan Control By-law 123-2013, as amended by By-law 141-2022, the power and authority to approve site plans and drawings submitted by owners of land and issue conditions of approval pursuant to Section 41 of the <i>Planning Act</i>, is delegated to the Deputy City Manager, Planning and Growth Management or designate.

Financial Impact

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

Operational Impact

The Applications have been circulated to City departments and external agencies and their comments will be included in a future technical 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 Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.23.003.

York Region has determined the proposed Official Plan Amendment application is a matter of local significance and does not adversely affect regional planning policies or interest. York Region, on July 7, 2023, exempted the Official Plan Amendment application from approval by the Regional Committee of the Whole and Council.

The Region advises that the Owner shall provide a basic 41.0 m right-of-way where the Subject Lands abut Weston Road. All municipal setbacks shall be referenced from a point 20.5 m from the centerline of construction of Weston Road. Any additional lands required for additional turn lanes at the intersections/access will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region. The Owner shall also provide daylight triangle at the south-east corner of Weston Road and Farooq Boulevard/Thule Street intersection.

The Owner is advised that the Traffic Impact Study should include a review of the proposed 1.5m in-boulevard bike path to assess connectivity to adjacent sites and

surrounding facilities, and to ensure specifications are consistent with York Region's Pedestrian and Cycling Planning and Design Guidelines.

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: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context Map
2. Location Map and Zoning
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Building Elevations
6. Zoning By-law 001-2021 Table 1
7. Zoning By-law 1-88 Table 2

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