

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 1, 2022

WARD: 3

**TITLE: G GROUP MAJOR MACKENZIE INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.019
ZONING BY-LAW AMENDMENT FILE Z.21.040
3812 MAJOR MACKENZIE DRIVE WEST
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON
ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning by-law for the Subject Lands shown on Attachment 1, to permit the following development (the 'Development') as shown on Attachments 2 to 6:

- Block 1: Building "A" - 11-storey mixed-use residential apartment building on a 4-storey podium with a day nursery/daycare centre on the ground floor
- Block 2: Buildings "B" and "C" - 32 and 36-storey mixed-use residential apartment buildings on a shared 4 to 8-storey podium, with office/retail and community facilities on the ground floor
- Block 3: Buildings "D" and "E" - 36 and 32-storey mixed-use residential apartment buildings on a shared 4 to 8-storey podium, with office/retail and community facilities on the ground floor
- Block 4: Building "F" - 10 to 18-storey residential apartment building on a 4-storey podium
- Block 5: Building "G" - 16-storey residential apartment building on a 4-storey podium

A total of 3,013 residential dwelling units are proposed with a Floor Space Index ('FSI') of 5.78 times the area of the lot. The development also proposes a 5,192 m² public park and privately-owned publicly accessible space ('POPs') on the Subject Lands.

Report Highlights

- The Owner proposes to amend the Official Plan and Zoning By-law to permit the development of two residential apartment buildings and three mixed-use residential apartment buildings containing ground-floor office/retail space, community facilities and a day nursery/day care centre. The five apartment buildings range in height from 10 to 36 storeys and contain a total of 3,013 residential dwelling units
- This report identifies preliminary issues to be considered in a comprehensive 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.21.019 and Z.21.040 (G Group Major Mackenzie 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

Location: 3812 Major Mackenzie Drive West (the 'Subject Lands'). The Subject Lands are located at the northwest corner of Major Mackenzie Drive West and Weston Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 19, 2021

Date applications were deemed complete: November 16, 2021

Previous applications were submitted and approved on the Subject Lands

On November 23, 2011, the Ontario Municipal Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), approved Official Plan Amendment ('OPA') No. 712 (File OP.08.010) and Zoning By-law 234-2010 (File Z.08.039) for the Subject Lands (OMB File Nos. PL10154 and PL110137).

OPA 712 and Zoning By-law 234-2010 permitted a mixed-use residential and commercial development consisting of two 12-storey residential apartment buildings and two commercial buildings with maximum building heights of 2 and 3 storeys, and an FSI of 1.58 times the area of the lot, as shown on Attachment 7. The residential component was approved for a total of 430 apartment dwelling units and semi-detached and block townhouse units (comprising a maximum of 68 block townhouse and two semi-detached dwelling units or a maximum of 70 block townhouse units) with a residential gross floor area ('GFA') of 55,707 m². The commercial component was approved with a combined GFA of 2,473 m².

The approved height, density and land use permissions for the Subject Lands were carried forward into Schedule 13 – Land Use of Vaughan Official Plan 2010 ('VOP 2010').

On January 28, 2014, the previous owner submitted an application for Draft Plan of Subdivision (File 19T-14V001) to create the blocks to facilitate the development of the Subject Lands for residential uses, commercial/retail/office uses, and a park, in accordance with the permitted uses and development criteria established by OPA 712 and Zoning By-law 234-2010. The Committee of the Whole (Public Meeting) Report for the Draft Plan of Subdivision was considered by Vaughan Council on April 29, 2014; however, a comprehensive report was not prepared by the Development Planning Department for consideration at a future Committee of the Whole meeting as the application was not pursued by the previous Owner.

In addition to the above-noted applications, Site Development applications (Files DA.14.007 and DA.14.008) were submitted by the previous Owner to facilitate the development of the commercial and residential uses on the Subject Lands but was not pursued. Zoning By-law Amendment File Z.14.004 was also submitted to facilitate the removal of the holding symbol '(H)' which had been applied on a portion of the Subject Lands through Zoning By-law Amendment File Z.08.039 but was also not pursued.

Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.

Council resolved to continue processing development applications under the existing Vellore Centre policy framework in VOP 2010

The Subject Lands are located within a Local Centre as shown on Schedule 1 – Urban Structure of VOP 2010, more specifically the "Vellore Centre" as identified on Figure 6 – Intensification Areas of VOP 2010.

On October 21, 2020, Vaughan Council directed staff to explore options for possible land use studies to guide development in the Vellore Centre.

On April 7, 2021, Council considered the staff report "Response to Council Direction to Explore Land Use Study Options for Vellore Centre" at the Committee of the Whole (1) Meeting.

On April 20, 2021, Council resolved to approve the Recommendation contained in the staff report that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the proposed Development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.019 to redesignate the Subject Lands from “Mid-Rise Mixed-Use” with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot, to “High-Rise Mixed-Use” in VOP 2010, to permit the development of two residential apartment blocks and three mixed-use residential apartment blocks, with a maximum building height of 36 storeys and a maximum FSI of 5.78 times the area of the lot, as shown on Attachments 2 to 6.
2. Zoning By-law Amendment File Z.21.040 to rezone the Subject Lands from “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”, which are both subject to site-specific exception 9(1351) in Zoning By-law 1-88, as shown on Attachment 1, to “RA3 Apartment Residential 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 this report.

The Owner shall also be required to amend Zoning By-law 001-2021 to rezone the Subject Lands from “RM2(H) Multiple Residential Zone 2” with the Holding Symbol “(H)” and “OS1 Public Open Space Zone”, subject to site-specific exception 14.985, as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” and “OS1 Public Open Space 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: February 4, 2022.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Major Mackenzie Drive West, Weston Road and Farooq Boulevard, in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 1,500 m (1.5 km) of the Subject Lands and to the Vellore Woods Ratepayers’ Association, the Millwood Woodend Ratepayers’ Association, the Greater Woodbridge 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 15, 2022. The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- inadequate roads and transit infrastructure in the area to support high-rise development

Density, Built Form, and Building Design

- the Development will be the tallest building in the area and is not compatible with the surrounding context and will change the character of the area
- the development will impact quality of life for residents in the area
- the Development is not consistent with the Council-approved Recommendation contained in the April 7, 2021, staff report “Response to Council Direction to Explore Land Use Study Options for Vellore Centre”, that the existing policy framework continue to be the basis for processing development applications in the Vellore Centre.

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 comprehensive report to the Committee of the Whole.

A meeting with the local Ratepayers Associations, the Councillor, and the Owner’s Agent was held on January 24, 2022

On January 24, 2022, the Owner’s Agent organized an evening meeting with approximately 10 people in attendance, including the Owner’s consulting team, the Local Councillor, representatives from of the Vellore Woods Ratepayers’ Association and the Millwood Woodend Ratepayers’ Association, residents, and staff. The Owner’s consulting team presented the submission materials and answered questions from the people in attendance.

Previous Reports/Authority

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

[July 6, 2010, Special Committee of the Whole \(Item 1, Report No. 38\)](#)

[November 23, 2011, OMB e-decision for File PL101154](#)

[May 6, 2014, Committee of the Whole Public Meeting \(Item 2, Report 20\)](#)

[April 7, 2021, Committee of the Whole \(Item 7, Report 14\) for Land Use Study Options in Vellore Centre](#)

Analysis and Options

An amendment to VOP 2010 is required to permit the Development

Official Plan Designation:

- “Local Centres” on Schedule 1 – Urban Structure by VOP 2010
- The Urban Structure of the City establishes a hierarchy of Intensification Areas that range in height and intensity of use
- Local Centres are identified as an Intensification Area and act as the mixed-use focus for their respective communities, in a manner that is compatible with the local context (i.e. are lower in scale and offer a more limited range of uses)

- “Mid-Rise Mixed-Use” on Schedule 13 – Land Use by VOP 2010 with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot.
- This designation permits mid-rise buildings with a building height of 12 storeys and an FSI of 1.581
- An amendment to VOP 2010 is required to redesignate the high-rise building type, specifically the height, density, and site-specific development criteria for the proposed Development

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both By-law 001-2021 and Zoning By-law 1-88, as amended.

The Applications were received by the City on October 21, 2021, and as such, given Council's direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

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

Zoning By-law 1-88:

- “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1351)
- The current zoning does not permit the Development
- To permit the Development, the Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” and “OS2 Open Space Park Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
a.	Minimum Front Yard Setback (Major Mackenzie Drive)	<ul style="list-style-type: none"> ▪ 2 m for Commercial Buildings "1a" and "1b" ▪ 2 m for the first 6-storeys, not to exceed 20 m in height, for Residential Apartment Building "2" 	<ul style="list-style-type: none"> ▪ 4.45 m for Block 3 ▪ 7.25 m for Block 4

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
		<ul style="list-style-type: none"> 4.5 m for the storeys between 8-storeys to 12-storeys, not to exceed 40 m in height, for Residential Apartment Building "2" 1.5 m for the underground Parking Area 	
b.	Minimum Exterior Yard Setback (Weston Road)	<ul style="list-style-type: none"> 3 m for the first 6-storeys, not to exceed 20 m in height, for Residential Apartment Building "3" 5.5 m for the storeys between 8-storeys to 12-storeys, not to exceed 40 m in height, for Residential Apartment Building "3" 2.5 m for the Block Townhouse Buildings 1.5 m for the underground Parking Area 	<ul style="list-style-type: none"> 3 m for Block 2 6.95 m for Block 1 0 m for the underground Parking Area
c.	Minimum Interior Yard Setback (Proposed Street 'A'), shown as Proposed Street 'B' on Attachment 7	<ul style="list-style-type: none"> 2.5 m for Commercial Building "1a" 4.5 m for the Block Townhouse Buildings 1.5 m for the underground Parking Area 	6.10 m for Block 4
d.	Maximum Lot Coverage	32%	40%
e.	Maximum FSI (Density)	1.57 times the area of the lot	5.78 times the area of the lot

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
f.	Maximum Building Height	<ul style="list-style-type: none"> ▪ Commercial Building "1a": 2-storeys, not to exceed 11 m, where the second storey may be architectural ▪ Commercial Building "1b": 3-storeys, not to exceed 13.5 m, with a 2-storey minimum ▪ Residential Apartment Building "2": <ul style="list-style-type: none"> - For the first 6-storeys, not to exceed 20 m in height, within 2 m of Major Mackenzie Drive - Between 8-storeys to 12-storeys, not to exceed 40 m in height, within 4.5 m of Major Mackenzie Drive ▪ Residential Apartment Building "3": <ul style="list-style-type: none"> - For the first 6-storeys, not to exceed 20 m in height, within 3 m of Weston Road - Between 8-storeys to 12-storeys, not to exceed 40 m in height, within 5.5 m of Weston Road ▪ Block Townhouse Buildings: 2-storeys, not to exceed 11 m ▪ Block Semi-detached Building: 2-storeys, not to exceed 11 m 	<ul style="list-style-type: none"> ▪ Block 1: Building "A" - 11 storeys on a 4-storey podium (34.5 m) ▪ Block 2: Buildings "B" and "C" - 32 and 36 storeys, on a shared 4 to 8-storey podium (109.5 m) ▪ Block 3: Buildings "D" and "E" - 36 and 32 storeys, on a shared 4 to 8-storey podium (109.5 m) ▪ Block 4: Building "F" - 10 to 18 storeys on a 4-storey podium (55.5 m) ▪ Block 5: Building "G" - 16 storeys on a 4-storey podium (49.5 m)

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
g.	Maximum Commercial GFA (Including Retail and Business/ Professional Office)	<ul style="list-style-type: none"> 424.22 m² for building “1a” 2,048.78 m² for building “1b” 	1,436 m ²
h.	Definition of ‘Community Facility’	Not defined	Means a premises used for indoor and outdoor recreational, institutional, social, or cultural activities, and may include a health and fitness centre, library, or museum
i.	Permitted Uses	<ul style="list-style-type: none"> Apartment Dwelling Units, within a maximum of two (2) apartment buildings and a combined maximum of 430 Apartment Dwelling Units Block Townhouse Dwelling Units, with a maximum of six (6) dwelling units in a row and only one (1) townhouse block up to a maximum of seven (7) dwelling units in a row, for a total of 68 dwelling units. If a Block Semi-detached building is not developed, a maximum of 70 Block Townhouse Dwelling Units may be permitted. Block Semi-detached Dwelling Units, with a maximum of two (2) dwelling units in a row and 	<ul style="list-style-type: none"> Five (5) Apartment Buildings, with a combined maximum of 3,013 Dwelling Units, as follows: <ul style="list-style-type: none"> Block 1: Building “A” – mixed-use residential apartment building with a day nursery on the ground floor Block 2: Buildings “B” and “C” – mixed-use residential apartment buildings, with office/retail, and community facilities on the ground floor Block 3: Buildings “D” and “E” – mixed-use residential apartment buildings, with office/retail, and community facilities on the ground floor Block 4: Building “F” – residential apartment building

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
		<p>limited to only one (1) block.</p> <ul style="list-style-type: none"> ▪ A Maximum of two (2) Commercial Buildings as follows: <ul style="list-style-type: none"> <u>Building 1a</u> <ul style="list-style-type: none"> - One (1) Eating Establishment - Outdoor Patio <u>Building 1b (at grade)</u> <ul style="list-style-type: none"> - Bank or Financial Institution - Personal Service Shop - Photography Studio - Retail Store, excluding a Department Store and Supermarket - Video Store - Business or Professional Office (Regulated Health Professional – Medical Office/Clinic, not to exceed a maximum of 6 practitioners) <p>These uses shall only be permitted in the locations shown on Attachment 7</p>	<ul style="list-style-type: none"> - Block 5: Building “G” – residential apartment building ▪ Permit the following additional uses within Blocks 2 and 3: <ul style="list-style-type: none"> - Retail Store - Bank or Financial Institution - Business or Professional Office - Personal Service Shop - Office, General - Office, Medical - Pharmacy - Eating Establishment - Eating Establishment, Convenience - Eating Establishment, Takeout - Health Centre
j.	Minimum Parking	<p>Residential 1.5 spaces/unit x 3,013 units = 4,516 spaces</p> <p>Visitor 0.25 spaces/unit x 3,013 units = 754 spaces</p>	<p>3,126 spaces (Inclusive of barrier-free spaces)</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
		<p>Commercial (Retail) 6 spaces/100 m² x 862 m² = 52 spaces</p> <p>Office 3.5 spaces/100 m² x 574 m² = 20 spaces</p> <p>Day Nursery 8 employees x 1.5 spaces per employee = 12 spaces</p> <p>Community Facility (Not specifically listed in Zoning By-law 1-88) 3.3 spaces/100m² x 598 m² = 20 spaces</p> <p>Total Parking Required = 5,374 spaces</p>	
k.	Minimum Amenity Area	<ul style="list-style-type: none"> ▪ Residential Apartment Building "2": 2,970 m² ▪ Residential Apartment Building "3": 3,340 m² ▪ Block Townhouse Buildings and Block Semi-detached Building: 4,550 m² (65 m²/unit x 70 units) <p>Total required amenity area = 10,860 m²</p>	<p>24,561 m² (2,764 m² indoor amenity area + 21,791 m² outdoor amenity area)</p>
l.	Outdoor Parking Area	Shall be screened from the street and any adjacent lands	Shall not be screened from the street and any adjacent lands (Parking area abutting Farooq Boulevard)

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement (as shown on Attachment 7)	Proposed Exceptions to the RA3 Apartment Residential Zone, subject to Exception 9(1351) Requirement
m.	Maximum Driveway Width (Farooq Boulevard and Proposed Street 'A')	7.5 m	9 m
n.	Minimum Landscape Strip	<ul style="list-style-type: none"> ▪ 2 m abutting Major Mackenzie Drive ▪ 2.5 m abutting Weston Road ▪ 2.5 m abutting Proposed Street "B" adjacent to Commercial Building "1a" ▪ 6 m abutting Proposed Street "B" adjacent to the Parking Area ▪ 4.5 m abutting Proposed Street "B" adjacent to the Block Townhouse Buildings ▪ 3.5 m abutting Proposed Street "A" adjacent to the Block Townhouse Buildings 	3 m from Major Mackenzie Drive, Weston Road, Farooq Boulevard and Proposed Street 'A'

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report to a future Committee of the Whole meeting.

Zoning By-law 001-2021:

- "RM2(H) Multiple Residential Zone 2" with the Holding Symbol "(H)" and "OS1 Public Open Space Zone" by Zoning By-law 001-2021, subject to site-specific exception 14.985
- The site-specific requirements in Exception 9(1351) from Zoning By-law 1-88 were carried over to site-specific Exception 14.985 in Zoning By-law 001-2021
- The current zoning identified in Zoning By-law 001-2021 does not permit the Development
- To permit the Development, the Owner proposes to rezone the Subject Lands to "HMU High-Rise Mixed-Use Zone" and "OS1 Public Open Space Zone", in the

manner shown on Attachment 2, together with the following additional site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
a.	Minimum Exterior Yard Setback (Weston Road)	5 m	3 m for Block 2
b.	Minimum Rear Yard Setback (Farooq Blvd)	7.5 m	6.10 for Block 4
c.	Maximum Building Height	88 m	<ul style="list-style-type: none"> ▪ 109.5 m for Buildings “C” and “E” (36-storeys each) ▪ 97.5 for Buildings “B” and “D” (32 storeys each)
d.	Maximum Height of Mechanical Penthouse	5 m above the maximum building height	6 m above the maximum building height
e.	Angular Plane from the Rear Lot Line (Farooq Boulevard)	A 45-degree angular plane is required	A 45-degree angular plane is not required
f.	Maximum Podium Height	20 m	25.5 m (8 storeys) for Blocks 2 and 3
g.	Minimum Tower Separation	30 m	25 m, between Buildings B and C in Block 2 and Buildings D and E in Block 3
h.	Minimum Landscape Strip Width	<ul style="list-style-type: none"> ▪ 5 m abutting a street line 	3 m abutting a street line

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report to a future Committee of the Whole meeting.

The Owner has appealed the new Vaughan Comprehensive Zoning By-law 001-2021

On November 15, 2021, the Owner of the Subject Lands appealed Council's decision to enact Zoning By-law 001-2021 to the OLT, pursuant to Subsection 34(19) of the *Planning Act*. The City is working towards resolving this appeal.

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, 2010 ('YROP') and VOP 2010
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, permitted maximum building height and density, retail and office uses at grade, road and pedestrian network, requirements for parks and open space, recreation policies, and urban design policies of VOP 2010▪ The appropriateness of the rezoning and site-specific exceptions to Zoning By-law 1-88 and 001-2021 identified on Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses
c.	NavCanada and Bombardier Review	<ul style="list-style-type: none">▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier
d.	Transportation Network and Transit Network	<ul style="list-style-type: none">▪ The Subject Lands are located on Major Mackenzie Drive and Weston Road, and are under the jurisdiction of York Region▪ York Region will identify any required land conveyances and approve the location and design of the proposed access/egress driveway on Major Mackenzie Drive West. York Region must review and approve the Traffic Impact Study submitted in support of the Applications

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Any future road requirements, widenings, easements, or conveyances required to support the transportation network will also be considered in the review of the Applications The Applications will also be reviewed in consideration of the existing and future transportation and transit network and corresponding policies as identified in VOP 2010
e.	Access and Parking	<ul style="list-style-type: none"> The Owner is proposing two accesses to the Development – an access from Proposed Street 'A' which is proposed to connect Major Mackenzie Drive to Farooq Boulevard and an access from Farooq Boulevard which is constructed but not yet open to vehicular traffic. Proposed Street 'A' will provide a right-in/right-out access from Major Mackenzie Drive and Farooq Boulevard (once fully opened) will have a full moves access to Weston Road York Region will need to review and approve the location and design of the proposed access/egress driveway on Major Mackenzie Drive West
f.	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
g.	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
h.	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 and the City-Wide Public Art Program
i.	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

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	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
k.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score.
l.	Parkland Dedication and Recreation Facilities	<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 The Applications will also be reviewed in consideration of the Development requiring parkland to accommodate recreational facilities to ensure the community is well serviced, adhering to the recommended service levels in the Active Together Master Plan 2018 and consistent with the requirements of VOP 2010 The Privately Owned Publicly-Accessible Open Spaces (POPS) proposed on the Subject Lands will be reviewed in consideration of the performance standards and guidelines outlined in the City-Wide Urban Design Guidelines
m.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic</i>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p><i>Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</p> <ul style="list-style-type: none"> Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
n.	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
o.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit the following additional applications, should the Applications be approved: <ul style="list-style-type: none"> A Draft Plan of Subdivision Application A Site Development Application(s) A Draft Plan of Condominium Application(s) to facilitate the standard condominium tenure of the Development Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.

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 comprehensive report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.019. 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 Letizia D'Addario, Senior Planner, Development Planning Department, ext. 8213.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations – South and East
5. Building Elevations – North and West
6. Perspective Rendering
7. Previously Approved Applications on Subject Lands

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