

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 23, 2024

WARD: 4

**TITLE: SUNLIFE ASSURANCE COMPANY OF CANADA
OFFICIAL PLAN AMENDMENT FILE OP.23.013
ZONING BY-LAW AMENDMENT FILE Z.23.024
255 BASS PRO MILLS DRIVE
VICINITY OF HIGHWAY 400 AND RUTHERFORD 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 to permit a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39 storeys containing 2,966 residential units with a total Floor Space Index (FSI) of 7.0 times the area of the lots as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39 storeys containing 2,966 residential units, a total Gross Floor Area of 230,229 m² and a FSI of 7.0 times the area of the lot.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.013 and Z.23.024 (Sunlife Assurance Company of Canada) 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: 255 Bass Pro Mills Drive (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 21, 2022

Date applications were deemed complete: November 23, 2023

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

The Owner has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.23.013 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 1 and Volume 2, Section 11.7 - Vaughan Mills Centre Secondary Plan (VMCSP) to redesignate the Subject Lands, as shown on Attachment 1, from "Mid-Rise Mixed-Use", "Employment Commercial Mixed-Use" and "Public Square" to "High-Rise Mixed-Use" and "Public Square" with a maximum height of 39-storeys and maximum FSI of 7.0 times the area of the lot, together with site-specific policies identified in Attachment 6.
2. Zoning By-law Amendment File Z.23.024 to amend Zoning By-law 001-2021 to rezone the Subject Lands from "GMU – General Mixed-Use Zone", subject to Site Specific Exception 699, as shown on Attachment 1 to "HMU – High-Rise Mixed-Use Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified 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: January 12, 2023

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Fishermen's Way, Bass Pro Mills Drive, and Edgeley Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of December 12, 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

None.

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Primary Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use”, “Employment Commercial Mixed-Use” and “Public Square” on Schedule C – Land Use Designation of the Vaughan Mills Centre Secondary Plan, Section 11.7, Volume 2 of VOP 2010
- These designations permit mid-rise buildings with a range of uses including residential, office and retail as well as a public square with heights up to 6-storeys and a maximum FSI of 1.5 times the area of the lot.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “Mid-Rise Mixed-Use”, “Employment Commercial Mixed-Use” and “Public Square” to “High-Rise Mixed-Use” and “Public Square”, with a maximum height of 39-storeys and maximum FSI to 7.0 times the area of the lot.

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

Zoning:

- “GMU - General Mixed-Use Zone” by Zoning By-law 001-2021
- This Zone does not permit the proposed uses.
- The Owner proposes to rezone the Subject Lands to “HMU – High-Rise Mixed-Use Zone” together with the site-specific exceptions in Attachment 7 to permit the Development, as shown on Attachment 2.

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

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010 including Volume 2, Section 11.7 - Vaughan Mills Centre Secondary Plan (VMCSP).

	MATTERS TO BE REVIEWED	COMMENT(S)
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 Volume 1 and 2 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and proposed parks. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Related Draft Plan of Subdivision Application (File 19T-23V005)	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.
d.	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.
e.	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.
f.	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.
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Transportation ('MTO') and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards. ▪ As the applications are in close proximity to Highway 400, the Applications will be reviewed by the MTO. A 14 m setback is

	MATTERS TO BE REVIEWED	COMMENT(S)
		required from a provincial highway. At this time, comments from MTO have not been received on the Applications.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Gold score of 32.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
k.	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.
l.	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. The Applicant has noted that the Owner is open to discussions with the City and other agencies regarding the provisions of market affordable housing on the Subject Lands.
m.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 6 trees on the Subject Lands, 3 of which are required to be removed to accommodate the proposed development. ▪ 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.
n.	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 Bass Pro Mills Drive and Edgeley Boulevard.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> 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.
o.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit Site Development Approval Applications should the Applications be approved.

Financial Impact

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

Operational Impact

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

Broader Regional Impacts/Considerations

The Applications were circulated to the York Region Community Planning and Development Services Department for review and comment. The Region issued technical comments which in summary, encourages the Owner to revise the proposed development to better reflect the in-force Vaughan Official Plan, 2010. All comments and issues will be addressed when the technical report is considered.

Exemption of Regional Approval for Official Plan Amendment File OP.23.013

Exemption of Regional Approval for Official Plan Amendment File OP.23.013 was denied by the Region of York on January 2, 2024. The Region cited that the proposed development does not yet satisfy a number of criteria contained in Regional Official Plan policy 7.3.8 and has the potential to adversely affect Regional planning policies and interests including:

- directly and substantially affect Regional servicing infrastructure, i.e. roads, water and sewer;
- substantially changes Regional capital forecasts; and,
- substantially changes the planned local and Regional urban structure.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations – North and East
5. Building Elevations – South and West
6. Draft Official Plan Amendment (Applicant Document)
7. Draft Zoning By-law Amendment 001-2021 (Applicant Document)

Prepared by

Christina Ciccone, Senior Planner, ext. 8773

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

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

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager