

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 5, 2022

WARD(S): 3

TITLE: NJS DEVELOPMENTS INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.023

ZONING BY-LAW AMENDMENT FILE Z.21.047

3836 AND 3850 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 redesignate and rezone a portion of the Subject Lands, as shown on Attachment 1, to permit a tiered 2 to 12-storey residential apartment building with a total of 348 units and a Floor Space Index of 2.78 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a tiered 2 to 12-storey residential apartment building with a total of 348 units and a Floor Space Index of 2.78 times the area of the lot
- Official Plan and Zoning By-law Amendments are required to permit the proposed development
- 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.21.023 and Z.21.047 (NJS Developments 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: 3836 and 3850 Major Mackenzie Drive West (the 'Subject Lands'), located on the north side of Major Mackenzie Drive West, west of Weston Road. The Subject Lands are vacant. The Subject Lands (including the area subject to the Official Plan and Zoning By-law Amendment applications), are separated into two development phases as described below. The surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: June 29, 2021

Date applications were deemed complete: December 23, 2021

Previous applications were submitted for a phased development on the Subject Lands

Zoning By-law Amendment File Z.16.043 (Phase 1), Zoning By-law Amendment File Z.17.009 (Phase 2) and Draft Plan of Subdivision File 19T-17V004 (Phases 1 and 2) were submitted by Centra (Major Mack East) Inc., to rezone the Subject Lands from "RR Rural Residential" to "RT1 Residential Townhouse Zone" (Phase 1) and "RVM2 Residential Urban Village Multiple Family Zone Two" (Phase 2), subject to site-specific exceptions. The applications proposed the development of the Subject Lands in two phases, with 30 townhouse dwellings within 6 blocks (Phase 1) and a condominium development comprised of 52 stacked townhouse units within 5 blocks and 12 townhouse units within 2 blocks, accessed by a new public road (Phase 2), as shown on Attachment 7.

Zoning By-law Amendment Z.16.043 and Draft Plan of Subdivision File 19T-17V004 received approval from Council on October 2, 2019, to develop Phase 1 of the Subject Lands with 30.5 street townhouse units, and to create 1 block for future residential development (Phase 2). At the time of preparation of this report, Draft Plan of Subdivision File 19T-17V004 has not been registered.

Zoning By-law Amendment Z.17.009 (Phase 2) was subsequently closed by the Owner when the City received Official Plan Amendment File OP.21.023 and Zoning By-law Amendment File Z.21.047 for the Subject Lands, which is subject to this Report.

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

The Subject Lands are partially located within a Local Centre as shown on Schedule 1 – Urban Structure of Vaughan Official Plan 2010 (‘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, where the Subject Lands are partially located. On April 7, 2021, Vaughan Council considered a Committee of the Whole Report prepared by the Policy Planning and Special Programs Department that provided the following three options to address land use in the Vellore Centre: (1) maintain the existing policy framework, (2) prepare an area-specific land use study with a focus on urban design and (3) prepare a Secondary Plan. Given the three options, the Development Planning Department recommended:

“THAT the existing policy framework continue to be the basis for processing development applications in the Vellore Centre” (Option 1).

On April 20, 2021, Council adopted the recommendation without amendment.

Previous Reports/Authority

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

[September 19, 2017, Committee of the Whole Public Meeting \(Item 3, Report 32\), for Z.16.043](#)

[September 19, 2017, Committee of the Whole Public Meeting \(Item 4, Report 32\) for 19T-17V004](#)

[September 19, 2017, Committee of the Whole Public Meeting \(Item 5, Report 32\) for Z.17.009](#)

[September 17, 2019, Committee of the Whole \(Item 4, Report 24\) for Z.16.043 and 19T-17V004](#)

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

Analysis and Options

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 a portion of the Subject Lands identified on Attachment 1 to permit a tiered 2 to 12-storey

residential apartment building with a total of 348 units and a Floor Space Index ('FSI') of 2.78 times the area of the lot with two levels of underground parking (the 'Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.023 to redesignate a portion of the Subject Lands from "Low-Rise Residential" and "Low-Rise Mixed-Use" with a maximum building height of 4 storeys and a FSI of 1.5 times the area of the lot, to "Mid-Rise Residential" with a maximum building height of 12 storeys and a FSI of 2.78.
2. Zoning By-law Amendment File Z.21.047 to rezone a portion of the Subject Lands from "RR Rural Residential Zone", subject to site specific exceptions 9 (105, 294 and 1359) and "RT1 Residential Townhouse Zone," subject to site-specific exception 9(1498) to "RA3 Apartment Residential Zone" in Zoning By-law 1-88, in the manner shown on Attachment 2, together with the site specific exceptions identified in Table 1 of this report.

The Owner shall also be required to amend Zoning By-law 001-2021 to rezone a portion of the Subject Lands from "RE Estate Residential Zone" and "RT Townhouse Zone" both subject to site specific Exception 14.46 to "RM3 Multiple Unit Residential Zone", in the manner shown on Attachment 2, together with the site-specific 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: March 11, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Major Mackenzie Drive West, Sydney Circle and Farooq Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: an extended polling area to all property owners within 750 m of the Subject Lands, as shown on Attachment 1, and to the Millwood Woodend, Greater Woodbridge and Vellore Woods Ratepayers Associations, 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 by the Development Planning Department as of March 15, 2022. The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development will result in long vehicle traffic cues along Sandwell Street and Sunset Terrace in order to reach Weston Road and Rutherford Road
- the Development should propose vehicular access from Major Mackenzie Drive to alleviate traffic concerns
- the distribution of traffic in this area is a serious issue considering existing and proposed future development
- traffic planning is extremely important in this area

Density, Built Form and Building Design

- the proposed building is too tall and too dense

Other

- denser places are known to affect quality of life
- the Development will transform the character of the area, change citizens lifestyle and their financial, physical and physiological well being

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.

Non-statutory consultations were undertaken between the Owner and the local Ratepayers Associations prior to submission of the Applications

The Owner informed the Development Planning Department that a series of meetings were held with the Vellore Woods and Millwood Woodend Ratepayers Associations to present the Development and obtain feedback prior to providing a formal submission to the Development Planning Department. The Owner provided the Development Planning Department with the following information regarding the meetings:

- September 23, 2021
 - Attendees: NJS Developments Inc., Oben Group, Vellore Woods Ratepayers Association
 - Content: Introductory meeting to discuss the development proposal
- November 15, 2021
 - Attendees: NJS Developments Inc., Oben Group, Vellore Woods Ratepayers Association, Millwood Woodend Ratepayers Association, KLM Planning Partners Inc., City of Vaughan (representatives from the Development Planning Department)
 - Content: Collaborative session to obtain feedback from the Ratepayers Associations

- December 7, 2021
 - Attendees: NJS Developments Inc. and the Vellore Woods Ratepayers Association.
 - Content: The proposed development was discussed and identified that a formal submission will be provided to the City to obtain technical comments from the City and external agencies.

An amendment to VOP 2010 is required to permit the Development

Official Plan Designation:

- “Community Areas” and “Local Centres” (Intensification Areas) on Schedule 1 – Urban Structure by VOP 2010
- “Low-Rise Residential” and “Low-Rise Mixed-Use”. The “Low-Rise Mixed-Use” designation permits a maximum building height of 4 storeys and a FSI of 1.5 times the area of the lot, as shown on Schedule 13 – Land Use by VOP 2010
- Section 9.2.2.2.c of VOP 2010 requires lots designated “Low-Rise Mixed Use” to predominantly consist of mixed-use buildings with retail or other active uses at grade.
- These designations do not permit a stand-alone residential apartment building with a maximum building height of 12 storeys and an FSI of 2.78
- An amendment to VOP 2010 is required to address the proposed stand-alone residential use, built form, building height and density
- The Owner proposes to redesignate the southerly portion of the Subject Lands identified as “Area Subject to Applications”, as shown on Attachment 1, from “Low-Rise Residential” and “Low-Rise Mixed-Use” with a building height of 4 storeys and a FSI of 1.5 times the area of the lot, to “Mid-Rise Residential” with a maximum building height of 12 storeys and a FSI of 2.78 times the area of the lot.

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 Ontario Land Tribunal (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 conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended. The Applications were received by the City on December 8, 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-law 1-88 and Zoning By-law 001-2021 are required to permit the Development

Zoning (By-law 1-88):

- “RR Rural Residential Zone” subject to site-specific Exception 9(105), (294) and (1359) and “RT1 Residential Townhouse Zone”, subject to site-specific Exception 9(1498) by Zoning By-law 1-88
- The Owner proposes to rezone the portion of the Subject Lands identified as “Area Subject to Applications, as shown on Attachment 1, to “RA3 Apartment Residential Zone” in Zoning By-law 1-88, as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Definition of Front Lot Line	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Major Mackenzie Drive West is deemed to be the front lot line
b.	Minimum Lot Area	67 m ² per unit Total = 23,316 m ² (67 m ² x 348 units)	25.28 m ² per unit The minimum lot area shall be 8,800 m ²
c.	Minimum Front Yard Setback (Major Mackenzie Drive West)	7.5 m	<ul style="list-style-type: none"> • 5.6 m to the main wall of the building • 0.6 m at daylight triangle • 1.2 m to a planter box and patio • 1.3 m to intake shaft
d.	Minimum Rear Yard Setback (Sandwell Street)	7.5 m	<ul style="list-style-type: none"> • 2.8 m to the main wall of the building • 0.2 m to a patio
e.	Minimum Interior Yard Setback (Sydney Circle)	20.2 m	10 m to the main wall of the building

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
f.	Minimum Exterior Yard Setback (Sunset Terrace)	7.5 m	<ul style="list-style-type: none"> • 5.5 m to the main wall of the building • 3.6 m at daylight triangle • 2.3 m from intake shaft • 1.2 m to planter box
g.	Permitted Yard Encroachment of a Canopy	0.5 m into any yard	<ul style="list-style-type: none"> • 0.9 m into a front yard setback • 1.2 m into an exterior side yard setback
h.	Parking Areas for Multiple Family Dwellings	<p>A strip of land not less than 3m in width around the periphery of an outdoor parking area on a lot shall be used for no other purpose than landscaping.</p> <p>An outdoor parking area shall be screened from the street and adjacent premises. Screening shall consist of either a landscaped earthen berm or an evergreen hedgerow, and shall have a minimum height of 1.2 m</p>	These provisions shall not apply to the Subject Lands
i.	Number of Driveways	Not more than one (1) driveway per lot shall be permitted	Two (2) driveways shall be permitted
j.	Setbacks for Structures Below Grade	1.8m	<p>The minimum setback to an underground parking garage shall be:</p> <ul style="list-style-type: none"> • 0.6 m to daylight triangle at Major Mackenzie Drive West and Sunset Terrace

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			<ul style="list-style-type: none"> • 1.2 m to Sandwell Street, Sunset Terrace, Major Mackenzie Drive West and at daylight triangle of Sandwell Street and Sunset Terrace • 1.5 m to Sydney Circle
k.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 348 units = 522 spaces</p> <p>Visitor 0.25 spaces/unit x 348 units = 87 spaces</p> <p>Total Parking Required = 609 spaces</p>	<p>Residential 1.08 spaces/unit x 348 units = 376 spaces</p> <p>Visitor 0.152 spaces/unit x 348 units = 53 spaces</p> <p>Total Parking Proposed = 429 spaces</p>
l.	Width of driveway	7.5 m	6 m
m.	Minimum Landscape Strip	6 m	<p>The minimum landscape strip shall be:</p> <ul style="list-style-type: none"> • 0.2 m abutting Sandwell Street • 0.6 m at daylight triangle of Major Mackenzie Drive West and Sunset Terrace • 1.2 m abutting Sunset Terrace, Major Mackenzie Drive West and at the daylight triangle of Sunset Terrace and Sandwell Street <p>Bicycle parking, hard and soft landscaping such as raised planters and patio stones shall also be permitted in the landscape strip</p>

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

Zoning (By-law 001-2021)

- “RE Estate Residential Zone” and “RT Townhouse Residential Zone”, and “RT Townhouse Residential Zone” with a (H) Holding Symbol, subject to site-specific Exception 14.46 in Zoning By-law 001-2021
- The Owner proposes to rezone the portion of the Subject Lands identified as “Area Subject to Applications” to “RM3 Multiple Unit Residential Zone” in Zoning By-law 001-2021, as shown on Attachment 2, together with the following site-specific exceptions, to permit the Development:

Table 2:

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
a.	Definition of Front Lot Line	In the case of a corner lot with two or more street lines of unequal lengths, the lot line which is the shorter of the two lot lines shall be deemed to be the front lot line	Major Mackenzie Drive West is deemed to be the front lot line
b.	Minimum Lot Area	65 m ² per unit (65 m ² x 348 units) Total = 22,620 m ²	25.28 m ² per unit The minimum lot area shall be 8,800 m ²
c.	Minimum Front Yard Setback (Major Mackenzie Drive)	7.5 m	<ul style="list-style-type: none">• 5.6 m to the main wall of the building• 0.6 m at daylight triangle• 1.2 m to a patio and planter box• 1.3 m from intake shaft
d.	Minimum Rear Yard Setback (Sandwell Street)	7.5 m	<ul style="list-style-type: none">• 2.8 m to the main wall of the building• 0.2 m to a patio
e.	Minimum Interior Yard Setback (Sydney Circle)	7.5 m	10 m to the main wall of the building

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
f.	Minimum Exterior Yard Setback (Sunset Terrace)	7.5 m	<ul style="list-style-type: none"> • 5.5 m to the main wall of the building • 3.6 m at daylight triangle • 2.3 m from intake shaft • 1.2 m to planter box
g.	Permitted Yard Encroachment of a Canopy	0.6 m into a front or exterior yard setback	<ul style="list-style-type: none"> • 0.9 m into a front yard setback • 1.2 m into an exterior side yard setback
h.	Setbacks for Structures Below Grade	1.8 m	<p>The minimum setback to an underground parking garage shall be:</p> <ul style="list-style-type: none"> • 0.6 m to daylight triangle at Major Mackenzie Drive West and Sunset Terrace • 1.2 m to Sandwell Street, Sunset Terrace, Major Mackenzie Drive West and at daylight triangle of Sandwell Street and Sunset Terrace • 1.5 m to Sydney Circle
i.	Permitted Encroachment of Accessory Structure	An accessory structure that is incidental to a below-grade parking structure shall have a minimum setback of 3.0m from any lot line	An intake shaft that is incidental to a below-grade parking structure shall have a minimum setback of 1.3 m from any lot line
j.	Minimum Parking Requirements	Visitor 0.20 spaces/unit x 348 units = 70 spaces	Visitor 0.15 spaces/unit x 348 units = 53 spaces
k.	Number of Driveways	Not more than one (1) driveway shall be permitted per dwelling	Two (2) driveways shall be permitted

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
l.	Location and Setback of Short Term Bicycle Parking Spaces	Short Term Bicycle Parking Spaces are not permitted within the required 3 m landscape strip and shall be located no closer to the lot line than 0.6 m	Short Term Bicycle Parking Spaces shall be permitted within the required landscape strip and shall be setback 0 m to Sunset Terrace
m.	Landscape Strip	A strip of land not less than 3 m in width shall be provided along a lot line which abuts a street and shall be used for no other purpose than landscaping	<p>The minimum landscape strip shall be:</p> <ul style="list-style-type: none"> • 0.2 m abutting Sandwell Street • 0.6 m at daylight triangle of Major Mackenzie Drive West and Sunset Terrace • 1.2 m abutting Sunset Terrace, Major Mackenzie Drive West and at the daylight triangle of Sunset Terrace and Sandwell Street <p>Bicycle parking, hard and soft landscaping such as raised planters and patio stones shall also be permitted in the landscape strip</p>
n.	Podium & Tower Requirements	<p>Minimum Podium Height – 10.5 m</p> <p>Maximum Podium Height – 20 m</p> <p>Minimum Tower step-back – 3 m</p> <p>Maximum tower floor plate – 850 m²</p> <p>Minimum tower separation – 30 m</p>	The podium and tower requirements shall not apply

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a comprehensive report at 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, 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 and the zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the proposed land use designation, building height and density, proposed uses at grade, built form, lot coverage, setbacks, access and parking, site circulation and maneuverability, landscaping, and amenity space ▪ The appropriateness of the proposed stand-alone residential building will be evaluated in consideration of the "Low-Rise Residential", "Low-Rise Mixed Use" and "Local Centres" policies of VOP 2010, given that the Subject Lands are located in the Vellore Centre and the policies of the "Low-Rise Mixed Use" designation requires a mixed-use building with at grade retail or other active uses that animate the street
c.	Registration of Draft Plan of Subdivision File 19T-17V004	<ul style="list-style-type: none"> ▪ Draft Plan of Subdivision File 19T-17V004 which received approval from Vaughan Council on October 2, 2019, is required to be registered prior to final approval of the Applications
d.	Required Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner shall submit a Site Development and Draft Plan of Condominium Applications, which must be reviewed in a future comprehensive report to the Committee of the Whole

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	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
f.	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
g.	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
h.	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
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and external public agencies and utilities, the Public, Separate, and School Boards
j.	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 42
k.	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
l.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for	<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

	MATTERS TO BE REVIEWED	COMMENT(S)
	Increases in Height or Density)	<p>Council may authorize an increase in building height and/or density in return for community benefits</p> <ul style="list-style-type: none"> As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic 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 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)
m.	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
n.	Lands to Merge on Title	<ul style="list-style-type: none"> The Subject Lands are identified as two separate land parcels and must be merged on title prior to the enactment of the implementing Official Plan Amendment and Zoning By-law Amendment, should the Applications be approved by Council
o.	Transportation and Traffic Considerations	<ul style="list-style-type: none"> The Subject Lands have frontage along Major Mackenzie Drive which is identified as a Regional Transit Priority Network with a planned right-of-way

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>width of 43 metres. York Region shall review the Development and shall identify any required road widenings, conveyances, and site triangles. No direct vehicular access is proposed via Major Mackenzie Drive</p> <ul style="list-style-type: none"> ▪ The Owner is proposing two vehicular accesses for the Development, one via Sunset Terrace and the other via Sandwell Street, which are required to be constructed through Draft Plan of Subdivision File 19T-17V004. The Development Engineering Department has raised concern with the proposed access via Sandwell Street, as Sydney Circle intersects with Sandwell Street in proximity to the proposed access. The proposed accesses will be approved to the satisfaction of the Development Engineering Department ▪ The land reserved for the future extension of Sunset Terrace is co-owned by NJS Developments Inc. and G Group Major Mackenzie Inc. and has not been constructed. Condition 17 of the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V004 identifies that the Owner shall construct and convey Sunset Terrace at no cost to the City, to the satisfaction of the Development Engineering Department, prior to any development occurring on Block 1 (the area subject to the Applications), should the Applications be approved. The Subject Lands may also be zoned with a Holding “(H)” Symbol to ensure the construction of Sunset Terrace, should the Applications be approved ▪ The Development proposes 8 lay-by parking spaces along Sunset Terrace, identified as “Short Term On-Street Parking”, as shown on Attachment 2. The appropriateness of these parking spaces will be evaluated in consultation with the Transportation Engineering Division of the Development Engineering

	MATTERS TO BE REVIEWED	COMMENT(S)
		Department and will be addressed in a future technical report
p.	Required Agreements	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the Owner may be required to enter into an amending Development Agreement with the City of Vaughan Development Engineering Department for the installation of any proposed service connections, and shall agree to pay for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the Development ▪ Additional agreements with the City of Vaughan regarding discharging groundwater, excavation, shoring, encroachments, and payment of associated fees may also be required

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.21.023. 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 comprehensive 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 Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context & Location Map
2. Proposed Site Plan and Zoning
3. Landscape Plan
4. South and East Building Elevations
5. North and West Building Elevations
6. Building Renderings
7. Previous Development Applications

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