

Committee of the Whole (2) Report

DATE: Tuesday, March 19, 2024

WARD(S): 5

**TITLE: CONCEN DEVELOPMENTS LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.22.023
ZONING BY-LAW AMENDMENT FILE Z.22.045
1260, 1272, 1282, 1294, 1304 AND 1314 CENTRE STREET
VICINITY OF CENTRE STREET AND CONCORD ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek endorsement from the Committee of the Whole on an Official Plan Amendment application which has been appealed to the Ontario Land Tribunal ('OLT') for the lands shown on Attachment 1, at the municipal address 1260-1314 Centre Street (the 'Subject Lands') to permit two (2) 12-storey mixed-use residential apartment buildings and a Floor Space Index ('FSI') of 4.08 times the area of the lot (the 'Development') as shown on Attachments 2 to 4.

Report Highlights

- An Official Plan Amendment ('OP.22.023'), Zoning By-Law Amendment Application ('Z.22.045') and a Development Application ('DA.22.045') collectively ('the Applications'), were submitted to permit two (2), 12-storey mixed-use residential buildings consisting of a total of 700 dwelling units, 1,080 m² of ground floor commercial space fronting on to Centre Street and an FSI of 4.08 times the area of the lot.
- The Applications were appealed to the OLT (Files OLT-23-000924, OLT -23-000925 and OLT-23-000926) on August 11, 2023.
- Council direction is required for Staff, Legal counsel and if required, external consultants to attend the OLT in support of Council's direction.
- A first Case Management Conference ('CMC') was held on January 9, 2024.

Report Highlights continued

- A Second CMC is scheduled for April 5, 2024.
- Direction is required prior to the April 5, 2024 CMC.

Recommendations

THAT the OLT be advised that Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.23.023 (Concen Developments Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010, specifically Volume 2, 12.9 Centre Street Corridor Area Specific Policies for the Subject Lands shown on Attachment 1, to increase the maximum permitted height to 12 storeys and a maximum permitted FSI in the “Mid-Rise Mixed-Use “B”” designation from 3.8 to 4.08 times the area of the lot;
2. THAT Zoning By-law Amendment File Z.22.045 (Concen Developments Ltd.) BE REFUSED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R3 Residential Zone” subject to site-specific exception 9(776) and “C1-Restricted Commercial Zone” subject to site-specific exception 9(1300) to “RA3 Apartment Residential Zone” and to amend Zoning By-law 001-2021 to rezone the Subject Lands from “R3(EN) – Third Density Residential Zone” subject to site-specific exception 481 and “GMU – General Mixed-Use Zone” subject to site-specific exception 937, to “MMU – Mid-Rise Mixed-Use Zone” due to insufficient information; and
3. THAT City of Vaughan Staff and Legal Counsel be directed to attend the OLT in support of the recommendations contained in this report.

Background

Location: 1260, 1272, 1282, 1294, 1304 and 1314 Centre Street. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Vaughan Official Plan 2010 Appeals of the Centre Street Corridor - 2021 OLT Decision.

On June 3, 2021 the OLT issued a decision following a settlement between parties involved in the Centre Street Corridor site-specific Vaughan Official Plan 2010 appeals (Case PL111184) to permit redevelopment of the existing low-rise commercial plazas to greater heights, densities, and mix of uses, given the location of the Centre Street Corridor along a Bus Rapid Transit Line and a planned future light rail transit.

A maximum height of 9-storeys and a density of 3.8 times the area of the lot was approved for the Subject Lands, then owned by a different corporation, within the Mid-Rise Mixed-Use “B” Land Use Designation within the Centre Street Corridor Area Specific Policy - 12.9 of Vaughan Official Plan 2010 (‘VOP 2010’).

Since that time, the Subject Lands were sold to the current owner, being Concen Developments Ltd.

Original Applications/Proposal – December 2022

In December of 2023, the Owner originally submitted OP.22.023 and Z.22.045, proposing two (2) 10-storey mixed-use residential buildings consisting of 722 dwelling units, 630 m² of ground floor commercial space fronting on to Centre Street, a 602 m² outdoor amenity area, 562 parking spaces in 2 levels of underground parking and an FSI of 4.13 times the area of the lot as shown on Attachment 5 (the ‘Original Proposal’).

Related Site Development Application

Related Site Development Application DA.22.077, was submitted along with the OP.22.023 and Z.22.045 files. In accordance with Bill 109, By-Law 141-2022 was enacted by the City on June 28, 2022, delegating the approval of Site Development Applications to the City of Vaughan Deputy City Manager, Planning and Growth Management or their designate for approval.

The Revised Proposal – April 2023

By way of feedback obtained through public consultation, the Owner revised the original proposal prior to the Public Meeting held on May 30, 2023 and presented a proposal (the ‘Revised Proposal’) which included shifting the buildings further south towards Centre Street to create a larger setback to the residential dwellings to the north. Changes also included a reconfigured building layout which resulted in the increase in height from 10 storeys to 12 storeys and a decrease in FSI from 4.13 to 4.08 times the area of the lot as shown on Attachments 2 to 4.

A formal re-submission of plans and reports for the revised 12-storey proposal has not been received by the City following the Public Meeting on May 30, 2023.

The chart below compares the original 10-storey mixed-use building to the revised 12-storey mixed-use building:

	Original Proposal (December 2022)	Revised Proposal (April 2023)
Density (Subject Lands)	4.13 FSI	4.08 FSI
Height (storeys)	10-storeys (Building A) 10-storeys (Building B)	12-storeys (Building A) 12-storeys (Building B)
Total Gross Floor Area (GFA)	49,701 m ²	49,182 m ²
Residential GFA	49,071 m ²	48,102 m ²
Commercial GFA	602 m ²	1,080 m ²
Parking Spaces	562	562
Total Residential Units	722	700
Total Amenity Space	3,658 m ²	3,459 m ²

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

- Date of Notice: May 5, 2023 (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1).
- Location of Notice Signs: Along Concord Road and Centre Street.
- Date of Public Meeting: May 30th, 2023, date ratified by Council June 20, 2023.
- Community Meeting: July 5th 2023.

A Community Meeting was held to address resident concerns.

At the time of the Public Meeting on May 30, 2023, the Committee of the Whole recommended that a Community Meeting be held by the Applicant to gain feedback and listen to concerns on the proposal from the Community.

A Community Meeting was held on July 5, 2023, at the Rosemount Community Centre.

A Further Resident Meeting was held on March 7, 2024.

On March 7, 2024, Development Planning Staff further met with limited area residents at their request to have without prejudice discussions regarding their concerns with the Applications and steps going forward.

Public Comments were received.

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Privacy, Shadow and View

- The building heights will cause shadow and privacy impacts to the low-rise residential properties to the north fronting Lawrie Road and to the west fronting Concord Road.

Access, Traffic and Parking

- The development will increase traffic congestion in the area and impact vehicle and pedestrian safety.
- The development proposes one access into the site from Concord Road, access into the development should be from Centre Street.
- If the proposal does not have enough parking provided, it will result in parking on residential roads nearby which is a safety concern for children and residents.
- Increased traffic will create noise pollution to a quiet residential area.
- Where will delivery trucks access the buildings and how will this impact the local streets.

Density, Built Form and Building Design

- The development will be the tallest buildings in the area and is not compatible with the surrounding context.
- The cumulative impact of the proposed massing would not be keeping with the integrity of the neighbourhood.
- The proposal does not include enough landscaped buffer along the northern lot line and should be revised to include mature trees to provide privacy.
- The proposal reduces the natural light and blocks southern exposure sunlight.
- The proposal may set a precedent for other buildings in the area.

Environment

- The proposal may cause additional pollution and reduce green space in the community.
- The Owner should not be removing trees without appropriate permits and approvals as some trees are shared amongst landowners to the north.

These comments are addressed throughout this report.

The Owner appealed the Applications to the OLT for non-decision

On August 11, 2023, the Owner appealed the Applications to the OLT for non-decision within the prescribed timelines.

A CMC was held on January 9, 2024. During this CMC, the OLT granted participant status to 26 residents and scheduled a second CMC for April 5, 2024.

Previous Reports/Authority

Previous reports related to the Application and/or Subject Lands can be found at the following links:

[May 30, 2023, Committee of the Whole Public Meeting \(Item 5, Report 26\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP 2022 and VOP 2010.

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development, from a height and density perspective facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The

ability to utilize existing municipal infrastructure, and the opportunity to provide additional housing facilitates a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development proposed through Official Plan Amendment File OP.22.023, from a height and density perspective is consistent with the PPS.

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

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within an intensification area, in proximity to higher order transit facilities and are located within a Major Transit Station Area ('MTSA'). The Growth Plan defines an MTSA as the area within an approximate 500 to 800 m of a transit station. The Subject Lands front onto Bus Rapid Transit ('BRT') Station MTSA and bike lane routes along Centre Street. The Development proposed through OP.22.023, shown on Attachments 2 to 4 from a height and density perspective conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the Protected Major Transit Station ('PMTSA') 66 – Taiga BRT Station. Regional Centres and PMTSA's are focal points for the highest densities and most intensive development. The Development proposed through OP.22.023, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.

The Applications were deemed complete following the approval of YROP 2022 (November 2022 by the Ministry of Municipal Affairs and Housing) therefore the YROP 2022 is the in-force Regional Official Plan against which conformity of the Application is measured.

Vaughan Official Plan 2010

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

- "Community Areas" and located along a "Regional Intensification Corridors" on Schedule 1 – Urban Structure VOP 2010.
- "Mid-Rise Mixed-Use "B"" VOP 2010, Chapter 2, Section 12.9 - Centre Street Corridor, Map 12.9.B.
- This designation permits a maximum height of 9 storeys and a maximum FSI of 3.8 times the area of the lot.

- An amendment to VOP 2010, Chapter 2, Section 12.9 – Centre Street Corridor to increase the height to 12-storeys and the FSI to 4.08 times the area of the lot is required.

The Development proposed through OP.22.023, shown on Attachments 2 to 4 from a height and density perspective provides for an appropriate amount of increased density along Centre Street which supports transit policy, Section 4.2.2 as this site is within a PMTSA and is located along a Regional Intensification Corridor and Regional Rapid Transit Corridor. Centre Street is served by the York Region Transit ('YRT') VIVA line.

Recent Approvals in the Area support Staff's Recommendation to approve the Development.

There have been three (3) recent approvals in the immediate area similar to the Development with respect to heights and densities. All three developments (two which have been approved through the OLT ranging in heights from 6 – 12 storeys) are located approximately 500 m from the Subject Lands.

On March 8, 2021, Staff recommended approval to the Committee of the Whole on the Dufcen Construction application located at 7850 Dufferin Street (Files OP.17.013 and Z.17.040) for three (3) mid-rise buildings 12, 10 and 6-storeys and three (3) blocks of stacked back-to-back townhouses. On March 10, 2021, Council refused the applications. The applications were appealed to the OLT and a final order was issued on February 2, 2022, for the approval of the aforementioned development.

On September 20, 2022, Staff recommended endorsement to the Committee of the Whole to approve OLT Files for 1150 Centre Street (File Z.21.028) to permit a 12-storey mixed use building, and one stacked back-to-back townhouse block with an FSI of 4.2 times the area of the lot. Council refused the application on September 28, 2022. The OLT issued an interim order to approve the development on June 3, 2021. The Final OLT order is pending.

On February 7, 2023, Staff recommended endorsement to the Committee of the Whole to approve OLT appealed files for 7818 Dufferin Street (Files OP.21.004 and Z.21.006) to permit two 27 and 22-storey buildings, and two blocks of townhouse units. The City accepted a settlement offer on September 19, 2023 and the parties proceeded with a written settlement hearing. The OLT issued its Decision/Order on March 7, 2024, permitting the two 27 and 22-storey buildings, and two blocks of 3-storey townhouse units for a total 863 dwelling units.

The height and density of the Revised Proposal is supported by the Development Planning Department.

The Revised Proposal resulted in an improved building and site design, which included shifting the two buildings further south towards Centre Street creating a larger rear yard setback (from 13 m to 17 m) to the single detached residential homes to the north along Lawrie Road. This revision allowed the buildings to be contained wholly within the 45 degree angular plane and also afforded additional space for landscaping.

The length and massing of the buildings were also reduced in addition to the overall density from 4.13 to 4.08 times the area of the lot as well as the number of units from 722 to 700.

The Development Planning Department supports the Development and the requested amendments to Volume 2, 12.9 Centre Street Corridor Area Specific Policies of VOP 2010 in OP.22.023 considering:

- The nominal increase in height from the required 9 storeys as per VOP 2010 to 12 storeys, taking into account recent OLT approvals in the immediate area, and
- The nominal increase in density from the required 3.8 FSI as per VOP 2010 to 4.08 times to the area of the lot.

The Zoning By-law Amendment Application Z.22.045 is recommended for Refusal.

As noted in the Recommendations section of this report, Staff are not in support of the approval of Zoning By-law Amendment File. Z.22.045 as the revised detailed plans and requested zoning information has not been provided by the Applicant.

The Original Proposal of the Applications, submitted in December of 2022, was a fulsome submission that was deemed complete in January of 2023.

Prior to the Public Meeting held in May of 2023, the Applicant made significant revisions to their Original Proposal (as noted above) and made a partial re-submission, being the Revised Proposal, for the purposes of the Public Meeting, to the City which included only the following items:

- Applicant Cover Letter;
- Partially dimensioned Site Plan;
- Partially dimensioned Ground Floor Plan;
- Landscape Plan;
- Landscape Elevation;
- South and West Elevations;
- North-South Section Plan; and,
- Partial Statistics Chart.

The Development Planning Department accepted the Revised Proposal on the basis and understanding that the Applicant would follow-up with a full re-submission addressing any and all comments provided on the Original Proposal by the City, Region and external agencies.

A formal full resubmission of the Revised Proposal would include, but may not be limited to the documents listed in Attachment 6 of this report.

It was anticipated that the City would receive the full re-submission in the following months after the Public Meeting held in May of 2023 and Community meeting held in

July of 2023, however the Owner instead appealed the Applications to the OLT in August of 2023.

The updated reports and plans would be required in order to determine if the Revised Proposal is appropriate for the site in terms of site design and layout, servicing, provided amenity area, landscape area, parking, and zoning standards.

The requested information would also be required in order to draft the implementing documents being the Zoning By-law Amendments to By-law 1-88 and 001-2021 and to include all necessary amending provisions.

Based on the lack of information the City has in hand and as further detailed in the Urban Design and Cultural Heritage and Development Engineering sections below, the Development Planning Department is not in a position to formulate an opinion on Zoning By-law Amendment File Z.22.045.

Should Council consider endorsing Zoning By-law Amendment File Z.22.045 (Concen Developments Ltd.), contrary to Staff's recommendation, Council should direct the Development Planning Department to draft appropriate Holding conditions to the satisfaction of the Deputy City Manager Planning and Growth Management and the Deputy City Manager Infrastructure Development.

A Site Development Application is required to permit the Revised Proposal.

While the approval of Site Development Application File DA.22.077 has been delegated to the Deputy City Manager, Planning and Growth Management or their designate; given the Applicant also appealed File DA.22.077 to the OLT, the approval authority is now the OLT. File DA.22.077 will be finalized through the OLT process.

A Draft Plan of Condominium Application is required to permit the Revised Proposal.

The Owner will be required to submit a Draft Plan of Condominium should the Site Development application be approved at the OLT. The Draft Plan of Condominium application will need to receive approval from Council to establish the standard condominium tenure for the Development, where applicable.

Financial Impact

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

Operational Impact

The Development Planning Department consulted with the following internal departments and external agencies regarding Files OP.22.023 and Z.22.045:

The Policy Planning and Environmental Sustainability Department ('PPSP') supports the Development.

The Policy Planning and Environmental Sustainability Department advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting the Development.

Urban Design and Cultural Heritage Department is supportive of the proposed development with the following conditions:

Site Layout and Massing

- The front yard setbacks for the base building (first two stories of the podium) should be increased to 7 m approximately along Centre Street to align with VOP 2010 Policy 12.9.2.1.s.i.
- The exterior side yard setback for the base building (ground-related residential units) should further increase to minimum 4 m to have regard for the surrounding context (Policy 12.9.2.1.v of VOP 2010).
- The 0 m setback from the property boundary is not supported and a minimum of 1 m setback free of any projection is required along all public frontages.
- The proposed mid-block opening cannot be supported as a creditable Privately Owned Public Open Space, as it does not serve as a pedestrian connection or has adequate public frontage.

Tree Inventory and Preservation Plan

Written consent from the Owner should be provided for any neighboring trees or shared trees that are subject to injury or removal due to the Development's construction.

The Development Engineering ('DE') Department supports the Development.

The DE Department has provided the following comments:

Municipal Servicing

The City has initiated a Servicing Master Plan update (Integrated Urban Water Master Plan EA). The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan Review. A Functional Servicing Strategy Report ('FSSR') for the Disera-Promenade Secondary Plan Area/ Major Transit Station Area will be produced through this on-going master plan update and a final version of the FSSR is expected to be published in Q2-2024. Accordingly, external servicing requirements and/or improvements shall conform to the conclusions and Recommendations of the City's ongoing Integrated Urban Water Master Plan ('IUWMP').

Water Servicing

The Subject Lands are located within Pressure Districts 6 ('PD6') of the York Water Supply System. Based on the first submission (December 2022), the Subject Lands were proposed to be serviced through a new service connection to the existing City

watermain on Concord Road. Subsequently, the Owner provided a Revised Proposal; however, has not provided revised servicing drawings and a Functional Servicing and Stormwater Management report to identify the proposed water servicing strategy.

Sanitary Servicing

Based on the first submission, the Subject Lands were proposed to be serviced via a new service connection to the existing City sanitary sewer on Concord Road. Subsequently, the Owner provided a Revised Proposal; however, has not provided revised servicing drawings and a Functional Servicing and Stormwater Management report to identify the proposed sanitary servicing strategy.

Storm Servicing

The majority of the existing lands drain south via overland flow. Based on the Original Proposal the drainage from the Subject Lands were proposed to be discharged to the existing York Region storm sewer on Centre Street.

Subsequently, the Owner provided a Revised Proposal; however, has not provided revised servicing drawings and Functional Servicing and Stormwater Management report to identify the proposed SWM strategy.

The Owner shall obtain, as applicable, all necessary approvals/permits from the Toronto and Region Conservation Authority ('TRCA'), and Regional Municipality of York.

Lot Grading

A grading plan was submitted in support of the Original Proposal on the first submission. Subsequently, the Owner provided a Revised Proposal; however, the Owner has not provided a revised grading drawing and Functional Servicing and Stormwater Management Report to identify the proposed grading strategy. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review.

Noise Impact Study

The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Study recommended upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations. Subsequently, the Applicant provided a Revised Proposal; however, the Noise report has not been updated to reflect the Revised Proposal. Furthermore, there are outstanding comments with respect to the original report which are still to be addressed.

DE requires the Owner to update the report with the new design, address DE's comments and conditions and provide a revised Noise report within a subsequent submission to support an approval of the proposed noise mitigation strategy.

Environmental

The Owner submitted a Phase One Environmental Site Assessment ('ESA') of the Subject Lands on the first submission. This report identified two Areas of Potential Environmental Concern ('APECs'), based on which the Consultant recommended the completion of a Phase Two ESA. Subsequently, the Applicant provided a Revised Proposal; however, the requested Phase Two ESA was not included with the latest partial re-submission.

DE requires the Owner to provide the Phase Two ESA report, along with a Reliance Letter for both the Phase One ESA and Phase Two ESA reports in accordance with the City's reliance letter template. Furthermore, should contamination be identified in the Phase Two ESA which requires remediation, a Remedial Action Plan ('RAP') must be submitted in accordance with the City's Contaminated Sites policy RAP checklist.

Transportation

Transportation Engineering has reviewed the submitted drawings and reports in support of the Applications and based on this review, staff requires the Owner to address DE's comments and conditions and provide revised drawings and reports within a subsequent submission.

The Owner will be required to submit an Updated Traffic Impact Study and Site Plan drawings to address the outstanding comments and to be consistent with the latest changes in the Revised Proposal, especially considering the location of the site access. Removal of the access from Concord Road is subject to the approval of access from Centre Street by York Region and the Updated Traffic Impact Study. In any case, at a minimum, an active transportation connection accessible by the public will be required along the northern boundary of the subject site connecting the property to the east to Concord Rd. Subject to the review of the required studies, emergency access may be required instead. It will be the responsibility of the Owner to provide any mitigation measure that is required to support the development if identified by the updated study.

Staff do not support the proposed parking supply reduction as part of Zoning By-law Amendment File Z.22.045. Non-residential and residential visitor parking ratios are required to be consistent with Zoning By-law 001-2021 for MMU zones. Residential parking reduction can be supported subject to a parking study to the satisfaction of the Development Transportation Engineering division.

Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage.

The Development meets the criteria for CBC being 5 or more storeys and 10 or more units. The City passed the CBC By-law (By-law 201-2022) on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

Departmental and Agency Comments

The following City Departments and external agencies have responded with no concerns to the Development: TRCA, Canada Post, Financial Planning and Development Finance, Environmental Planning Division of the Policy Planning and Special Programs Department, York Region District School Board, York Catholic District School Board, Hydro One, Canadian Pacific Railway, Rogers, Enbridge Gas, and Alectra Utilities.

Broader Regional Impacts/Considerations

York Region determined the Development is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on February 24, 2023, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

Centre Street is a Regional Road. York Region has no objection to the approval or access to and from Centre Street, however, has requested that the Applicant provide detailed drawings showing the access to the Region for review and sign off. To date, this has not been provided by the Applicant. The Owner is required to satisfy all York Region requirements, subject to comments and conditions.

Conclusion

The Development Planning Department is satisfied that the Development as proposed through Official Plan Amendment File OP.22.023 is consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible from a height and density perspective with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Development, subject to the Recommendations in this report.

The Development Planning Department is not satisfied that there is sufficient information to recommend approval of Zoning By-law Amendment File Z.22.045 as noted above. Accordingly, the Development Planning Department can not recommend approval of the Zoning By-law Amendment File Z.22.045, however should Council endorse Zoning By-law Amendment File Z.22.045, which is not recommended, Council should direct the Development Planning Department to draft appropriate Holding conditions to the satisfaction of the Deputy City Manager Planning and Growth Management and the Deputy City Manager Infrastructure Development

For more information, please contact Christina Ciccone, Senior Planner, at ext. 8773.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Conceptual Building Elevations – South and West
5. Original Conceptual Proposed Site Plan and Zoning – December 2022
6. Required Items for Full Resubmission

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