

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 16, 2024

WARD: 4

TITLE: 2678463 ONTARIO LTD. (CORTEL GROUP)
OFFICIAL PLAN AMENDMENT OP.24.002
ZONING BY-LAW AMENDMENT Z.24.006
1890 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND BOWES 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 an increase in the maximum building height from 27-storeys to 37-storeys for the three previously approved mixed-use towers and an additional 372 residential units, as shown on Attachments 2 to 4.

Report Highlights

- The Owner proposes an amendment to the approved the building height from 27-storeys to 37-storeys and increase to the number of residential units from 950 units to 1,322 units.
- 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.24.002, and Z.24.006 (2678463 Ontario Ltd. (Cortel Group)) 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: 1890 Highway 7, Block 2 within Phase 1 on Draft Plan of Subdivision File 19T-16V009 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 5.

Date of Pre-Application Consultation Meeting: January 26, 2024

Date applications were deemed complete: *the applications have not been deemed complete.*

Related Applications, Draft Plan of Subdivision File 19T-16V009, Zoning By-law Amendment File Z.16.049, and Site Development File DA.19.016 were approved.

On January 18, 2019, the Ontario Land Tribunal ('OLT') (formerly the Local Planning Appeal Tribunal) approved Case No. PL171117, Draft Plan of Subdivision File 19T-16V009 and Z.16.049 to permit the approval of a mixed-use development consisting of a maximum of 950 residential dwelling units (representing Phase 1, Block 2 of the Draft Plan of Subdivision), including three 22-storey buildings, as well as 1,860 m² of retail space. The approval rezoned the Subject Lands (excluding Block 1) from A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone, and OS1 Open Space Conservation Zone, to RA3(H1) Apartment Residential Zone with a Holding Symbol "(H1)", and RA3(H2) Apartment Residential Zone with a Holding Symbol "(H2)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS5 Open Space Environmental Protection Zone.

The OLT Decision also approved Draft Plan of Subdivision File 19T-16V009 to permit a phased mixed-use draft plan of subdivision, as shown on Attachment 5.

On October 23, 2019, Council approved Site Development File DA.19.016 to permit the development of three 22-storey residential apartment buildings containing a total of 932 units, 362.7 m² of at grade commercial Gross Floor Area ('GFA') and 1,017 parking spaces distributed over four levels of underground parking.

On February 27, 2020, Vaughan Committee of Adjustment approved File A004/20 to permit a building height of 27-storeys (87 m), elevator overruns, mechanical equipment, and stair enclosures to project a maximum of 6.5 m above the applicable height limit, to permit a 0 m landscape strip width along the northerly limit of the OS5 Zone, a minimum building setback of 0 m from the most northerly limit of the OS5 Zone and a cantilevered portion of Building B to extend a maximum of 0.5 m, bicycle racks, exterior stairways, entrances and balconies in the OS5 Zone. A section 45(9) Agreement is registered on title which provides for Community Benefits in return for the increase in building height.

On September 9, 2021, Vaughan Committee of Adjustment approved File A153/21 to permit a minimum of 0.70 parking spaces per unit for residential parking, a minimum of 2.0 parking spaces per 100 m² of GFA for retail or other commercial uses not specially noted in Exception 9(1497), and an accessible parking space length of 5.7 m.

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 4:

1. Official Plan Amendment File OP.24.002 to amend the policies of Vaughan Official Plan 2010, Volume 2, Section 11.10 Concord GO Centre Secondary Plan, respecting the maximum permitted building height from 27-storeys to 37-storeys, and the maximum permitted number of residential units for Area 1 from 950 to 1,322 units.
2. Zoning By-law Amendment File Z.24.006 to amend the site-specific exceptions in By-law 080-2020 as amended by By-law 099-2021, to permit an increase in the maximum permitted building height from 27-storeys to 37-storeys, an increase in the maximum permitted number of residential units from 950 to 1,322 units, and an amendment to the Phase 2 Holding Conditions to permit a temporary public park within the Phase 2 lands, as identified in Attachments 2 and 5.

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 22, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Highway 7 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 the Concord West Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 2, 2024 by the Development Planning Department.

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 technical report to the Committee of the Whole.

Previous Reports/Authority

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

Zoning By-law Amendment and Draft Plan of Subdivision Files 19T-16V009 and Z.16.049:

[May 2, 2017, Committee of the Whole \(Public Meeting\) \(Item 1, Report 18\)](#)

[September 17, 2018, Committee of the Whole \(Item 33, Report 27\)](#)

Analysis and Options

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

Official Plan Designation:

- “Local Centres” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “High-Rise Mixed-Use” Schedule B - Land Use of VOP 2010 Volume 2, Concord GO Centre Secondary Plan, Section 11.10
- This designation permits high-rise mixed-use buildings with a maximum building height of 22-storeys (with an additional 5-storeys permitted through a Section 37 Agreement, a maximum of 950 units, and 1890 m² of commercial Gross Floor Area.
- An amendment to the Concord GO Centre Secondary Plan is required to permit a maximum building height of 37-storeys and 1,322 residential units.

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law.

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Development.

Zoning By-law 1-88:

- RA3 Apartment Residential Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1497).
- These Zones do not permit the building height or unit count.
- The Owner proposes to amend the Zoning By-law together with the-site-specific zoning exceptions to permit the Development, as shown in Attachment 6.

Zoning By-law 001-2021:

- RM2 Multiple Unit Residential Zone and EP Environmental Protection Zone by By-law 001-2021, subject to site-specific exception 14.1114
- These Zones do not permit the building height or unit count.
- The Owner proposes to amend the Zoning By-law together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 7.

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 11.10 – Concord GO Centre Secondary Plan.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, unit count, and density. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses. ▪ The appropriateness of amending the existing site-specific zoning by-law and holding conditions on Phase 2 lands with regards to the temporary park will be reviewed with respect to the proposed amendments to related Draft Plan of Subdivision File 19T-16V009 and Site Development File DA.19.016.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ An amendment to draft approved Plan of Subdivision File 19T-16V009 has been submitted. Should the Applications be approved, the required conditions will be updated 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 Applications 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		servicing capacity is identified and allocated to the lands by Vaughan Council.
d.	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 Liberty Rose Garden City Urban Design Guidelines.
e.	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.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards. The Applications are located in proximity to a Metrolinx rail line and will be reviewed by Metrolinx.
g.	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.
h.	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.
i.	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.
j.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> 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.
k.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions along Highway 7. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Highway 7, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
I.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted an amendment to related Site Development File DA.19.016 to be reviewed with the Applications in a future technical report.
m.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Aviation Report ○ Comprehensive Phasing Plan ○ Development Concept Report ○ Draft Plan of Subdivision ○ Executed PAC Understanding ○ Geodetic Elevations ○ Geo Referenced AutoCAD Site Plan ○ GIS Layered PDF's ○ GIS Conformity Letter ○ Housing Options Statement ○ Legal Survey ○ Parking Level Plans ○ PAS Clearance Letter ○ Planning Justification Report ○ Site Plan Accessibility Impacts Checklist ○ Site Plan Drawings ○ Sustainability Performance Metrics Scoring Tool ○ Waste Collection Design Standards ○ Arborist Report ○ Computer Generated Building Mass Model ○ Context Map ○ Demarcation of physical and stable top of bank areas regulated by TRCA

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ○ Update on Changes to the Natural Heritage Network ○ Green Roof/Cool Roof Plans ○ Landscape Cost Estimate ○ Landscape Master Plan ○ Landscape Plans and Details ○ Pedestrian and Bicycle Circulation Plan ○ Pedestrian Level Wind Study ○ Site and Building Cross Sections ○ Sun/Shadow Study ○ Urban Design and Sustainability Brief (Addendum) ○ Urban Design and Sustainability Guidelines ○ Public Art Plan ○ Concept Plan ○ Bird Safe Design Standards ○ Heritage Commemoration Plan ○ Land Use Compatibility Study ○ Flood Plan Mapping Study ○ Environmental Site Assessment Report Phase 1 and 2 ○ Erosion and Sediment Control Plan ○ Functional Servicing Report ○ Stormwater Management Report ○ Geotechnical/Soils Report ○ Hydrogeological Report ○ Metadata Table ○ Noise and Vibration Report ○ Parking Study ○ Site Plan Engineering Fee ○ Site Servicing and Grading Plan ○ Site Screening Questionnaire and Environmental Certification ○ Stormwater Management Report ○ Transportation Demand Management Plan ○ Transportation Impact Study ○ Transportation Maneuverability Plan ○ Pavement Marking and Signage Plan ○ Water Balance Assessment Report ○ Rail Safety Brief ○ York Region Site Plan Processing Fees
n.	Temporary Park Requirement	<ul style="list-style-type: none"> ▪ In accordance with the Conditions of Draft Approval for File 19T-16V009, the Owner is required to provide a temporary public park for Phase 1. The Owner will be required to

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>demonstrate how conditions of subdivision approval will be met.</p> <ul style="list-style-type: none"> ▪ The Owner is required to work with Parks Planning staff to provide a comprehensive parks and open space network in accordance with the Concord GO Centre Secondary Plan, VOP 2010 and the current parkland dedication By-law 168-2022.

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 and external agencies for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.24.002. 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 Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context and Location Map
2. Conceptual Site Plan
3. Building Elevations South and West
4. Building Elevations North and East
5. Approved Subdivision File 19T-16V009
6. Draft Zoning By-law 1-88
7. Draft Zoning By-law 001-2021

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Approved by

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Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

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Nick Spensieri, City Manager