

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD(S): 1

TITLE: 1212765 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE NO. Z.24.003
4330 TESTON ROAD
VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

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 on an application to rezone a portion of the subject lands shown on Attachments 1 and 2, and to amend site-specific zoning exceptions established through a Minister's Zoning Order (Ontario Regulation ('O. Reg.') 644/20) that permits a 210-unit residential subdivision as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes a 210-unit residential subdivision consisting of single detached dwellings and townhouses dwellings.
- A Zoning By-law Amendment application is 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 Zoning By-law Amendment File Z.24.003 (1212765 Ontario Limited c/o Fieldgate Developments) 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: 4330 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2.

Date Pre-Application Consultation Understanding Issued: February 22, 2023

Date application was deemed complete: N/A – the Application is Incomplete

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

1212765 Ontario Limited c/o Fieldgate Developments (the 'Owner') has submitted Zoning By-law Amendment File Z.24.003 (the 'Application') for the Subject Lands shown on Attachments 1 and 2, to amend the zoning and site-specific zoning exceptions established through a Minister's Zoning Order ('MZO') (O. Reg. 644/20) that permits a 210-unit residential subdivision (the 'Development') shown on Attachments 3 to 5, as follows:

1. Rezone a portion of the Subject Lands from "Mid-Rise Residential Zone" to "Low-Rise Residential Zone" in the manner shown on Attachment 3, and to amend the site-specific zoning exceptions established under O. Reg. 644/20.

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

- a) Date the Notice of Public Meeting was circulated: April 12, 2024

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed Teston Road and Pine Valley Drive 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, with an expanded polling area including properties north of the Subject Lands up to Kirby Road as shown on Attachment 1, to the Kleinburg and Area 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 23, 2024, by the Development Planning Department.

Any 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 the MZO and previous reports applicable to the Subject Lands:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York
[November 6, 2020, O. Reg. 644/20 \(ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Analysis and Options

The Development does not conform with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Areas”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential”, “Mid-Rise Residential”, “Mid-Rise Mixed-Use”, “Natural Areas”, “Agricultural”, and “Greenbelt Plan Area” on Schedule B - Land Use Plan by the Block 41 Secondary Plan
- A Neighbourhood Park, Secondary School and Potential Stormwater Management Facilities are also identified on Schedule B – Land Use Plan by the Block 41 Secondary Plan.
- The Low-Rise Residential Designation permits residential units, home occupations, private home day care for a maximum of five (5) children, and small-scale convenience retail uses within the following building typologies: detached dwellings, semi-detached dwellings, townhouse dwellings including stacked townhouses (up to 3-storeys) and back-to-back townhouse dwellings, and public and private institutional buildings.
- The Mid-Rise Residential Designation permits residential units, home occupations, and small-scale convenience retail uses within the following building typologies: mid-rise buildings, public and private institutional buildings, townhouse dwellings including stacked townhouse dwellings, back-to-back townhouse dwellings, and low-rise buildings.
- The Mid-Rise Mixed-Use Designation Permits residential units, home occupations, cultural uses, including commercial galleries and theatres, retail uses subject to the policies of Section 5.2 of the VOP 2010, office uses up to maximum of 7,500 square metres in non-intensification areas, parking garages, hotels, and gas stations, subject to Section 5.2 of VOP 2010 within the following building typologies: mid-rise buildings, public and private institutional buildings, and gas stations.

- The Natural Areas Designation prohibits development and/or site alteration except for natural area management, conservation and flood erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities.
- The Agricultural Designation permits farming activities, and farm-related commercial and industrial uses that are small scale.
- The Greenbelt Plan Area permits parks, trails, and recreational uses outside of key natural heritage features and key hydrologic features and their associated vegetation protection zones, and also outside of prime agricultural areas.
- The Development proposes single detached dwellings within the Mid-Rise Residential designation which is not permitted by VOP 2010 and the Block 41 Secondary Plan. The Owner is required to revise the Draft Plan of Subdivision Application to demonstrate conformity with VOP 2010, and the Block 41 Secondary Plan. The Owner has agreed to this revision.

Amendments to O. Reg. 644/20 through Zoning By-law 1-88 are required to permit the Development.

Zoning:

- “Low-Rise Residential Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by O. Reg. 644/20, as shown on Attachment 3, subject to site-specific zoning regulations.
- The “Mid-Rise Residential Zone” does not permit single detached dwellings.
- The Owner proposes to rezone part of the Subject Lands to “Low-Rise Residential Zone” in the manner show on Attachment 3, and to amend site-specific zoning exceptions in O. Reg. 644/20 as shown in Table 1, and to introduce new site-specific exceptions as identified in Table 2 in Attachment 6, to permit the Development shown on Attachments 3 to 5:

Table 1:

	O. Reg. 644/20 Standards	O. Reg. 644/20 Requirement	Proposed Exceptions to the O. Reg. 644/20 Requirements
a.	Minimum Rear Yard Setback	7 m	6 m

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

Following a preliminary review of the Application, 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,	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater

	MATTERS TO BE REVIEWED	COMMENT(S)
	York Region, and City Official Plan Policies	Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’), VOP 2010, and Block 41 Secondary Plan.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned sounding land uses.
c.	Block 41 Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 41 Block Plan Area. ▪ The Block Plan application for Block 41 is currently under review by the Policy Planning and Special Programs Department. ▪ The Owner will be required to fulfill all cost sharing and other obligations of the Block 41 Landowners Group to the satisfaction of the Trustee for Block 41 Landowners Group and the City of Vaughan, should the Application be approved.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application 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 application is 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 City-wide Urban Design Guidelines. ▪ Urban Design Guidelines for the Block 41 Block Plan area have been submitted with the Block Plan Application. Subject to the approval of the Block Plan Application, the Development will be reviewed in consideration of these Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities.
h.	School Boards	<ul style="list-style-type: none"> ▪ The Application was circulated to York Catholic District School Board and York Region District School Board for commentary. ▪ The application will be reviewed as per School Board requirements to ensure allocated lands for institutional uses and population growth are consistent with the requirements.
i.	TransCanada Pipeline	<p>The Application has been circulated to TransCanada Pipeline ('TCPL') for review, as a TCPL compressor station and pipeline are located within Block 41.</p>
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 27.
k.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy. ▪ Parks Infrastructure Planning and Development Department is currently reviewing the application to ensure the required parkland dedication is in accordance with the Secondary Plan policies and statutory guidelines.
l.	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 Subject Lands are located on Teston Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.
m.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> ▪ A revised Draft Plan consistent with O. Reg. 644/20 Map No. 249 zoning: <ul style="list-style-type: none"> ○ The submitted Draft Plan illustrates 8-9 single-detached lots within the Mid-Rise Residential Zone, which does not conform with the Block 41 Land Use designations.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ A map overlay of the proposed subdivision and the Block 41 Lands Use Designations; ▪ A map overlay of the proposed zones under O. Reg. 644/20 and the Block 41 Land Use Designations; ▪ A Visual illustration of the proposed “Attachment” as per the Draft Zoning By-law; ▪ Detailed concept/site plan(s) illustrating applicable zoning regulations of the O. Reg. 644/20 to each unit typology (single detached and townhouse) proposed; and ▪ A lot matrix identifying the lot numbers, lot area (ha. & sq.m) and unit type.
n.	Related Draft Plan of Subdivision Application (File 19T-24V001)	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V001. ▪ Should the Application 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.

Financial Impact

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

Operational Impact

Development Planning Staff have circulated the Application to internal City Departments for review.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department and the TRCA for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 Kaveen Fernando, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context Map and Extended Polling Area
2. Location Map
3. Draft Plan File 19T-24V001 and Proposed Zoning
4. Draft Plan File 19T-24V001
5. Proposed Landscape Master Plan
6. Table 2 New Zoning Exceptions to O. Reg. 644/20

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