

Committee of the Whole (2) Report

DATE: Tuesday, June 18, 2024

WARD(S): 2

TITLE: MARTIN GROVE ROAD AND HIGHWAY 7 – SPECIAL AREA

FROM:

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ACTION: FOR INFORMATION

Purpose

To provide an overview and receive comments from the Committee of the Whole on the Martin Grove Road and Highway 7 – Special Area.

Report Highlights

- To provide background information on the Martin Grove Road and Highway 7 area including employment conversions and active development applications.
- To identify the need and requirement for a Development Concept Report and Phasing Plan (DCRPP), with supporting studies, in order to align and coordinate orderly development within the identified special area in order to create a complete community.

Recommendations

1. THAT the Information Report (Martin Grove Road and Highway 7 – Special Area) BE RECEIVED, and that any comments be implemented as part of the comprehensive planning approach for the special area.

Background

Location of the Special Area

The special area lands are bounded by Highway 7 to the north, Highway 27 to west, Kipling Avenue to the east and the Vaughan Grove turf field and baseball field to the south. The lands are comprised of commercial, industrial, office and retail uses in addition to automotive and associated uses. The special area boundary in the context of the larger surrounding area can be found on Attachment 1.

The special area boundary was chosen in order to capture the employment conversions and current development applications in the Martin Grove and Highway 7 area. The employment conversions and current development applications can be found on Attachment 2. The special area boundary was identified to help facilitate the required infrastructure and community facilities needed for the development of a complete community.

Employment Conversion – 7625 Martin Grove Road & 211 Woodstream Boulevard

An Employment Land Conversion request was made for a 1.84 hectare site for the lands municipally known as 7625 Martin Grove Road & 211 Woodstream Boulevard. The request was submitted to re-designate lands from employment to mid-rise mixed-use. The Committee of the Whole approved the request for conversion on May 20, 2020.

Employment Conversion – 20 Roysun Road and 55 Sovereign Court

An Employment Land Conversion request was made for a 0.8 hectare site for the lands municipally known as 20 Roysun Road. The request was submitted to redesignate the lands for a broader range and mix of uses including office, commercial and residential. The Committee of the Whole approved the request for conversion on May 20, 2020.

The Committee of the Whole approved an additional request for the Employment Land Conversion immediately north of 20 Roysun Road municipally known as 55 Sovereign Court.

Active Development Application – 5875 Highway 7

A Zoning By-law Amendment application (Z.19.034) and a Site Development application (DA.19.085) was submitted for the lands municipally known as 5875 Highway 7. The applicant submitted a proposal for 3-storey office building and new 1-storey restaurant. The existing industrial/commercial building is to remain. A public meeting occurred on March 2, 2021. The Zoning By-Law Amendment and Site Development application were approved in June 2022.

Active Development Application – 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road

An Official Plan Amendment application (OP.22.007) was submitted for the lands municipally known as 5655, 5657, 5731, 5767 and 5781 Highway 7 and 7700 and 7714 Martin Grove Road. The applicant submitted a proposal to permit a phased high-rise mixed-use master plan community consisting of 10 residential apartment blocks totaling 13 buildings with at-grade commercial uses, a maximum height of 28-storeys, a maximum Floor Space Index ('FSI') of 5.62 times the area of the lot and a total of 3,390 units spanning 3 phases, various public and private roads, public parks and privately owned public spaces. A public meeting occurred on February 6, 2023, and the application is currently under review.

Active Development Application – 77 and 87 Woodstream Boulevard

An Official Plan Amendment application (OP.11.003), Zoning By-law Amendment application (Z.11.009) and a Site Development application (DA.15.072) was submitted for the lands municipally known as 77 and 87 Woodstream Boulevard. The applicant submitted a proposal to permit a mixed-use residential/commercial development consisting of a 16-storey residential building (containing 166 dwelling units) connected by a 3-storey mixed-use podium and three townhouse blocks with 28 townhouse units that are 3.5 storeys in height. The Official Plan Amendment and Zoning By-law Amendment were approved in September 2018 and the Site Development application is currently under review.

Active Development Application – 20 Roysun Road

An Official Plan Amendment application (OP.21.027), Zoning By-law Amendment application (Z.21.056) and a Site Development Application (DA.24.029) was submitted for the lands municipally known as 20 Roysun Road. The applicant submitted a proposal to facilitate the development into a mid-rise mixed-use building consisting of two (2) residential towners, 10 and 12-storeys in height respectively, located atop a six (6)-storey podium. The owner proposes a total of 245 apartment residential dwelling units with ground floor retail commercial uses. The Official Plan Amendment and Zoning By-law amendment applications were approved in December 2023 and the Site Development Application is currently under review.

Analysis and Options

The 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. In accordance with Section 3 of the Planning Act, decisions affecting planning matters “shall be consistent” with the PPS.

The PPS states that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. The PPS recognizes that “efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel” (Part IV).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 ('Growth Plan')

The Provincial Places to Grow Act is the governing legislation that implements the Growth Plan, and it states that all decisions made by municipalities under the Planning Act “shall conform to” the Growth Plan. The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for implementing the

government of Ontario's vision for the Greater Golden Horseshoe which, "... will continue to be a great place to live, work and play. Its communities will be supported by a strong economy and an approach that puts people first" (Section 1.2).

The special area lands are located within a settlement area and a delineated built-up area. The Guiding Principles of the Growth Plan direct municipalities to "Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime" (Section 1.2.1). This growth should be directed towards settlement areas.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 includes policies which provide for residential and employment growth throughout York Region, directed to strategic growth areas, small-scale intensification in the form of infill and secondary suites, as well as new greenfield development with a mix of low, medium, and high density-built forms. It is planned that the highest densities and the greatest mix of land uses are directed toward the four Regional Centres, as well as existing and new subway stations and other major transit station areas, while more limited density is directed to Regional Corridors between MTSAs as well as Local Centres and Corridors.

YROP 2022 advises that the primary location for growth and development within York Region will take place within the Urban System which includes Urban Areas, Towns and Villages, and Centers and Corridors. Map 1 Regional Structure of the YROP 2022 designates the special area lands as 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. Map 1A Land Use Designations of the YROP 2022 designates the special area lands as either 'Community Area' or 'Employment Area'. The Community Area identifies where the majority of residents, personal services, retail, arts, culture, recreational facilities and human services will be located. The Employment Area identifies where clusters of business and economic activities including, manufacturing, industrial, offices and associated retail and ancillary uses will be present.

Vaughan Official Plan 2010 ('VOP 2010')

The special area lands are subject to the VOP 2010 and are located within the City's Urban Boundary. Schedule 1 Urban Structure of the VOP 2010 identifies the lands as being predominantly designated as 'Employment Area'. Employment Areas are considered stable areas and planned for economic activity related to industrial, manufacturing, warehousing and office uses.

Schedule 13 Land Use designates the lands as "Natural Areas", "High-Rise Mixed-Use", "Mid-Rise Mixed-Use", "Prestige Employment", "General Employment", "Employment Commercial Mixed-Use", "Community Commercial Mixed-use", "Infrastructure and Utilities" and "Parkway Belt West". The land use designations of the special area lands and surrounding lands can be found on Attachment 3.

The Natural Areas designation is part of the natural heritage network and have land uses relating to ecological and environmental preservation. The High-Rise and Mid-rise Mixed-Use designation supports a variety of residential and non-residential uses. The Prestige Employment designation offers a wide range of employment uses and allows an employment area to be a transition between general employment uses and more sensitive land uses. The General Employment designation are predominantly industrial areas with a wide range of industrial and employment uses. The Employment Commercial Mixed-use and Community Commercial Mixed-use designations are to be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other. The Infrastructure and Utilities designation identifies lands that contain infrastructure and utilities. The Parkway Belt West designation identifies lands subject to the Provincial Parkway Belt West Plan.

Schedule 14A does not identify the special area lands as being subject to a Secondary Plan.

Land use planning approach for the special area

With the current development pressure within the special area and in the absence of being a primary or local centre or being subject to a Secondary Plan, Staff believe that a suitable approach to ensuring coordination between developments and building complete communities is to have the applicants submit a joint Development Concept Report and Phasing Plan (DCRPP) for the entire identified special area. A DCRPP would provide a detailed description of all proposed development in the special area, capture existing and proposed development applications, identify phases of development and help align and coordinate required infrastructure and community facilities for all development within the special area.

Section 10.1.1.7 of the VOP 2010 states that the DCRPP can address the following matters:

- a) phasing of development, from initial construction to ultimate completion;
- b) achievement of the transit-supportive and pedestrian-oriented uses;
- c) how the development has regard for the land use and design policies of neighbouring municipalities where appropriate;
- d) height and massing of buildings;
- e) distribution of land uses, lot sizes and densities;
- f) relationship between streets and buildings, including how the proposed development and subsequent phases address any Secondary Plan policies respecting build-to lines;

- g) how the street-related retail uses are being provided in the current phase of the application;
- h) integration of development with transit services;
- i) pedestrian, bicycle, and vehicular circulation networks and integration with the City's Pedestrian and Bicycle Master Plan, as appropriate;
- j) parks and open space system;
- k) location, dimensions and character of publicly accessible private open spaces and pedestrian routes, showing their continuity and complementary relationship to adjacent public spaces, pedestrian routes and streets;
- l) signage, streetscape amenity elements, lighting and site furnishings;
- m) signage, streetscape amenity elements, lighting and site furnishings;
- n) location, size and design of stormwater management facilities;
- o) identification and design of streetscape and pedestrian route improvements for the entire subject property including the area from the building face to the curb, with respect to the provision of street trees (including a double row of trees on major avenues, where feasible such as, Highway 7, Steeles Avenue and Yonge Street), signage, street furniture, landscaping, street and pedestrian scale lighting;
- p) location of street-related uses and principal pedestrian building entrances to street frontages, and how the role of the public street and pedestrian movement along the street are supported;
- q) micro-climatic conditions, modifications or enhancements;
- r) cultural heritage resources, and proposed measures to conserve them;
- s) proposed measures to remediate and restore significant natural features and conditions, and to address other environmental matters, consistent with the City's Environmental Management Guideline;
- t) protection and enhancement of significant views and landscape focal points;
- u) energy conservation and other proposed sustainability features of the development; and

- v) engagement with utility providers to ensure that sufficient services are or will be in place to support the proposed growth and development.

A Landowner Group (LOG) for the special area would have to work together to prepare a joint DCRPP to ensure that all applications coordinate development proposals in a mutually complementary fashion within the special area. The DCRPP would be informed and supported by a number of comprehensive studies, such as those typically submitted in support of a Block Plan application. The following list is an example of the types of special area wide studies that would be needed to support/inform the DCRPP:

- Master Environment Servicing Plan
- Transportation Master Plan
- Transportation Demand Management Plan
- Mobility Plan
- Housing Options Statement
- Urban Design Guidelines
- Noise and Vibration Report
- Phase 1 Environmental Site Assessment
- Community Energy Plan
- Parks and Open Space Plan
- Employment Area Compatibility Assessment Report
- Sustainable Development Report
- Archaeological Assessment
- Commercial Impact Statement

A DCRPP and the above noted studies are included in Policy 10.1.3.3 of the VOP 2010 as information, studies and materials that may be required to be submitted in support of a complete application. The DCRPP and supporting studies would be required to be submitted in support of each individual application within the special area. These studies would be applicant lead and submitted to the City for consideration as part of the development application review process.

Financial Impact

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

Operational Impact

The DCRPP will be circulated to all applicable City Departments for review and comment as part of the normal development application review process. Comments, issues, requirements, and/or modifications resulting from the review would be addressed as part of the processing of each individual application.

Broader Regional Impacts/Considerations

The DCRPP will be circulated to the Region of York, the TRCA and any other required external agency for review and comment as part of the normal development application review process. Comments, issues, requirements, and/or modifications resulting from the review would be addressed as part of the processing of each individual application.

Conclusion

The Policy Planning and Special Programs Department staff believe that with the current development pressure within the special area and in the absence of being a primary or local centre or being subject to a Secondary Plan, a suitable approach to ensuring coordination between developments and building complete communities is to have the applicants submit a joint Development Concept Report and Phasing Plan informed by a number of specific studies.

Attachments

1. Special Area
2. Active Development Applications
3. Official Plan Designations

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