

Committee of the Whole (1) Report

DATE: Tuesday, June 4, 2024

WARD: 4

TITLE: 171 MAPLECRETE LP AND 1930328 ONTARIO INC. –
COMMUNITY INFRASTRUCTURE AND HOUSING
ACCELERATOR FILE CIHA.23.003: 171 MAPLECRETE ROAD,
140-160 DOUGHTON ROAD AND BLOCK 2 ON REGISTERED
PLAN 65M-4793, VICINITY OF MAPLECRETE ROAD AND
DOUGHTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

The Owner seeks endorsement from Committee of the Whole, requesting that Council make a resolution to the Minister of Municipal Affairs and Housing ('MMAH') to request the issuance of a Community Infrastructure and Housing Accelerator ('CIHA') Order which facilitates a high-rise mixed-use development with the following characteristics:

- Four (4) residential buildings and one (1) mixed-use building;
- A maximum height of 40-storeys and density of 8.0 times the area of the lot; or the height and density permitted by the in-effect Vaughan Metropolitan Centre Secondary Plan ('VMCSP');
- 1,565 apartment dwelling units (inclusive of 11.5% purpose-built rental); and,
- Minimum 11.5% non-residential uses, inclusive of 8,200 m² (11 floors) of hotel uses, 5,800 m² (4 floors) of office uses, 126 m² of ground-floor retail.

Report Highlights

- The Owner proposes Council consider facilitating the Development through use of the CIHA tool.
- The VMC Program proposes conditions as outlined in this report, should Council resolve to support use of the CIHA tool for the Development.
- The CIHA Order shall include the requirement for a minimum 12.5 m tower setback to the east property line to protect for an equitable 25 m minimum tower separation distance with lands to the immediate east.

Recommendations

1. THAT Council request the Minister of Municipal Affairs and Housing ('MMAH') make an Order pursuant to Section 34.1 of the *Planning Act* for Community Infrastructure and Housing Accelerator ('CIHA') File CIHA.23.003 (171 Maplecrete LP and 1930328 Ontario Inc.) with respect to the lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road and Block 2 on Plan 65M-4793, shown on Attachment 13, and staff be directed to submit a CIHA Order request package to the Minister of MMAH within 15 days of passing the Council Resolution. The request package shall include the following:
 - a. A draft CIHA Order in substantially the same form as that shown in Attachment 13 of this report, which includes the following zoning provision as recommended by Staff:
 - 1) The minimum east side yard setback to the tower portion of any building on the Subject Lands shall be 12.5 m;
 - a) Notwithstanding the above, the minimum east side yard setback to the tower portion of any building may be reduced to 5 m, only if development applications are approved on the lands to the east and includes a 20 m road abutting the full length of the east property line of the Subject Lands, and that the application approvals shall be in full force and effect; or, the Owner enters into an Agreement with the adjacent landowner to the east agreeing to the reduced setback to the satisfaction of the City.
 - b. A request to the Minister of MMAH to attach conditions to the CIHA Order, as identified in Appendix D of Attachment 13, should the CIHA Order be made by the Minister of MMAH; and,
 - c. A request to the Minister of MMAH to exempt subsequent Site Plan and Draft Plan of Condominium Applications from consistency/conformity to provincial plans, the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan'), York

Region Official Plan, 2022 ('YROP 2022'), Vaughan Official Plan 2010 ('VOP 2010') and the Vaughan Metropolitan Centre Secondary Plan ('VMCSP').

2. THAT for Zoning By-law 001-2021 the CIHA Order request impose a "V1 Vaughan Metropolitan Centre Station Zone" with site-specific zoning provisions for the Subject Lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Plan 65M-4793 as outlined in Appendix A of Attachment 13.
3. THAT for Zoning By-law 1-88, the CIHA Order request impose a "C9 Zone" with site-specific zoning provisions for the Subject Lands municipally known as 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Plan 65M-4793 as outlined in Appendix B of Attachment 13.

Background

Location: 171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Plan 65M-4793 ('Block 2') (collectively the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Subject Lands straddle the existing Vaughan Metropolitan Centre ('VMC') boundary (Attachment 2). The Block 2 lands are within the VMC, while the balance is being studied for incorporation into the VMC through the VMC Secondary Plan Update.

Date CIHA Application was deemed complete: January 29, 2024

Community Infrastructure and Housing Accelerator ('CIHA') Tool

Bill 109, More Homes for Everyone Act, 2022, received Royal Assent on April 14, 2022, and made several amendments to the Planning Act, R.S.O.1990, c.P.13 (the '*Planning Act*'). Amongst the series of amendments, the CIHA tool was created within section 34.1, which enables municipalities to submit requests to MMAH for the issuance of a zoning order ('CIHA Order') on a given site. Unlike traditional planning applications, a CIHA Order is not subject to provincial and municipal policy conformity/consistency analysis. Staff outlined the provisions of the CIHA tool in the February 28, 2023, Committee of the Whole Report, received by Council on March 21, 2023. The link to that report is provided within the Previous Reports/Authority section of this report.

Applications considered through the CIHA process are non-appealable. As such, a person or public body that intends on participating in the associated Public Meeting, either through an oral or written submission will not have provisions to appeal the final CIHA order as it is administered through the Minister of MMAH.

The Minister of MMAH may impose conditions on the approval of the CIHA Order at the request of the municipality, to ensure certain studies, assessments, consultations, and other necessary due diligence associated with any proposed development will be

addressed prior to construction activity. The imposition and the lifting of the CIHA Order conditions is at the sole discretion of the Minister of MMAH.

The Owner seeks that Council resolve to request that MMAH issues a CIHA Order for the Subject Lands to facilitate the Development

A CIHA application has been submitted to facilitate a high-rise mixed-use development on the Subject Lands. Architectural plans in support of the application present a concept (the 'Development') with the following characteristics as shown on Attachments 3 to 7:

- One (1) 30-storey mixed-use building and four (4) residential buildings being 24, 27, 27 and 29-storeys in height;
- A density of 8.0 times the area of the lot (total GFA of all uses is 112,451 m²);
- 1,565 dwelling units (inclusive of a minimum of 182 purpose-built rental units)
 - 27 bachelor units (1.7%);
 - 989 one-bedroom units (63%);
 - 541 two-bedroom units (34.6%);
 - 8 three-bedroom units (>1%);
- Non-residential uses
 - 8,243 m² of Hotel uses (11 floors);
 - 5,840 m² of Office uses (4 floors);
 - 126 m² of ground-floor Retail uses in the northwest building;
- 6,269 m² of amenity area (3,617 m² of indoor and 2,652 m² of outdoor);
- A north-south private street connecting White Elm Road to Doughton Road;
- 928 vehicular underground parking space and 1,618 bicycle parking spaces; and,
- A tower setback of 5 m to the east (shared) property line.

The draft CIHA Order submitted in support of the application accounts for factors beyond those conceptualized on the architectural plans, should greater permissions be realized through an update to the VMCSPP. These includes:

- The maximum height of any building on the lands shall be the greater of 40-storeys, or the height permitted by the in-effect VMCSPP;
- The maximum total GFA for all uses on the lands shall be the greater of 112,451m², or the density permitted by the in-effect VMCSPP; and,
- Minimums of 11.5% non-residential uses and 11.5% of the total dwelling units shall be purpose-built rental.

The Development is intended to be constructed in two (2) phases, with Phase 1 inclusive of the Hotel, Office, 182 purpose-built rental units, and up to 800 additional dwelling units' components. Phase 2 includes the balance of the dwelling units.

Exemptions from conformity/consistency to provincial plans and municipal official plans for future applications

Subsection 34.1(15) of the *Planning Act* allows the Minister of MMAH, at the request of Council via resolution, to exempt subsequent development approval processes from being required to be consistent with the Provincial Policy Statement ('PPS'), and from

conformity to provincial and municipal official plans. In this case, subsequent development approvals include Site Plan and Draft Plan of Condominium.

As a supplement to the Council resolution, the CIHA Order request must also include additional information including: the identification of any licenses, permits, approvals and permissions required to fully permit the proposed development, and a draft CIHA Order which permits the intended use on the Subject Lands.

The City is undertaking an update to the VMCS

The City's ongoing VMCS Update project aims to provide a renewed policy framework to support the build-out of a downtown and central business district as a complete community that is well supported by municipal services and social infrastructure to 2051 and beyond. The project is in Stage 4 of 5, whereby a recommended land use plan and updated Secondary Plan policies are being prepared.

The south portion of the Subject Lands are located within "Study Area A" (Attachment 2), one of the three contemplated expansion areas for the VMC. On February 28, 2024, a draft land-use framework was presented to VMC Sub-Committee. With respect to the Subject Lands, the draft framework conceptualizes:

- A "Mixed Use (Non-residential Uses Required)" designation;
- A maximum density range of 5.0 to 7.5 times the area of the lot;
- A maximum height range of 25 to 40-storeys;
- A non-residential requirement of 11.5%; and,
- A north-south ('N-S') public road along the full east limit of the Subject lands.

VMC Sub-Committee has since directed Staff to explore unlimited height and density provisions for the VMC Area.

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

- Date the Notice (circulated 150m from the Subject Lands): February 8, 2024. Notice of Public Meeting was posted on the City's website at www.vaughan.ca and Notice Signs were installed along Maplecrete Road and Doughton Road, in accordance with the City's Notice Signs Procedures and Protocols.
- Date of Public Meeting: March 5, 2024, date ratified by Council March 26, 2024.
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 27, 2024

Previous Reports/Authority

Previous reports related to the CIHA tool and the subject application are below:

Bill 109 More Homes For Everyone Act, 2022 – CIHA, Committee of the Whole Report [February 28, 2023, Committee of the Whole \(Item 1, Report 11\)](#)

171 Maplecrete LP and 1930328 Ontario Inc., Public Meeting Report

[March 5, 2024, Committee of the Whole Public Meeting \(Item 1, Report No. 8\) and adopted by Council on March 26, 2024](#)

Analysis and Options

Public Consultation and Indigenous Engagement is required in accordance with MMAH's CIHA Tool guidelines

Public Meeting

The March 5, 2024, Public Meeting generated one written and oral submission from KLM Planning, representatives of the landowner immediately east. The written submission is included as Attachment 11 to this report. A summary is provided below:

- The VMCS Update Study shows a conceptual N-S road between the two properties. Vaughan policy provides that the provision of a new road (where possible) should be split 50/50 amongst adjacent landowners;
- Each landowner should provide for a minimum 12.5 m tower setback from the shared property line to achieve a minimum 25 m tower separation distance. The CIHA application currently provides 5 m, which is not equitable.
- The proposed tower setback necessitates the potential N-S road to be located entirely on 130 Doughton Road. Without an agreement, the road should be split 50/50 or determined by the City to be not required at all;
- Landowners do not have any appeal rights upon issuance of a CIHA Order; and,
- The City shall consider the location and provision of the N-S road and appropriate setbacks prior to further advancement and Council endorsement of the CIHA application, to avoid prejudicial impacts to 130 Doughton Road's active development applications and development opportunities.

Indigenous Engagement

Prior to submitting the CIHA request to MMAH, the City is required to demonstrate that proper Indigenous consultation has occurred. The Owner has submitted records of outreach to a total of seven (7) Indigenous communities.

Response letters from the Mississaugas of the Credit First Nation and the Huron-Wendat Nation were received. There were no objections or significant concerns identified through the Indigenous engagement process.

VMC Planning is satisfied with the consultation process for the CIHA application. A summary of the Indigenous Engagement process along with the responses is provided in Attachment 14, which will form part of the submission materials to the MMAH should Council choose to endorse the CIHA Order request.

The CIHA Order is not required to be consistent with the PPS, or conform to the Growth Plan for the Greater Golden Horseshoe and the York Region Official Plan

While a CIHA Order is exempt from consistency/conformity to provincial plans, and the regional official plan, a high-level analysis is provided below for Council's consideration in determining merit for the proposal:

Provincial Policy Statement ('PPS')

The PPS provides direction on matters of provincial interest related to land use planning and development and includes 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 Proposed Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (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 located in proximity to higher order transit facilities and within the Creditstone Bus Rapid Transit ('BRT') Protected Major Transit Station Area #56 ('PMTSA #56'). The Growth Plan defines a PMTSA as the area within an approximate 500 to 800m of a transit station.

York Region Official Plan ('YROP 2022')

The YROP 2022 designates the Subject Lands as "Community Area", which permits a wide range of urban uses, including residential, population-related employment and community services. An important policy direction for intensification areas is the creation of pedestrian oriented, 15-minute complete communities. The Development is a compact, urban built form with residential and employment uses. The Development is proximal to higher-order transit and provides housing options and tenures at a density that supports transit investments in the City of Vaughan.

The CIHA Order is not required to conform to the municipal Official Plan

While a CIHA Order is exempt from conformity to the municipal Official Plan, a high-level analysis is provided below for Council's consideration:

Vaughan Official Plan 2010 ('VOP 2010') and VMCSPP Context

VOP 2010 identifies Block 2 as within the VMC. The VMCSPP designates Block 2 as "Station Precinct" and identifies it as within "Site-Specific Policy Area F". This designation permits a broad mix of uses such as residential, retail, and service commercial, and encourages a mix of high and mid-rise buildings. Area F (implemented

by way of OPA #86) establishes a maximum building height of 7-storeys on Block 2. Office uses are permitted and retail, service commercial or public use frontages are recommended.

VOP 2010 designates the balance of the Subject Lands as “General Employment”. This designation identifies predominantly industrial areas characterized by low scale buildings with a variety of lot sizes to attract and accommodate a wide range of employment uses.

The Official Plan requires that the distance between the facing walls of two residential towers shall be a minimum of 25 m.

VOP 2010 and VMCSPP Analysis

The proposed Development does not conform to the VOP 2010 and VMCSPP. The VOP 2010 “General Employment” designation does not contemplate the proposed uses and urban built form. The VMCSPP “Station Precinct” designation permits the proposed uses, however, proposed height and density exceeds existing permissions.

The Development generally aligns with the land-use framework presented to VMC Sub-Committee as part of the VMCSPP Update. Heights of 24-30 storeys (or 40-storeys) and 12.6% non-residential component are in line with the heights and non-residential requirements. The proposed density of 8.0 slightly exceeds the earmarked 5.0 to 7.5 floor space index for the Subject Lands.

While the VMCSPP Update shows a conceptual N-S road along the east property line, it is not currently a requirement of the Official Plan. A 12.5 m tower setback to the east property line should be provided as further discussed later in this report.

A CIHA Order would override parts of Zoning By-laws 1-88 and 001-2021

In the case of a conflict with the Zoning By-laws, the zoning imposed by a CIHA Order would prevail to the extent of the conflict. In areas where there is no conflict, the applicable Zoning By-laws continue to apply.

Zoning By-laws 1-88 and 001-2021

Zoning By-law 1-88 zones the Subject Lands “EM2 General Employment Area Zone”, and “C9 Corporate Centre Zone” subject to site-specific exception 9(1473). These zones do not permit the proposed Development on the Subject Lands. The Owner is requesting a “C9 Corporate Centre Zone” with site-specific exceptions as identified in the draft CIHA Order in Attachment 13 of this report to permit the Development.

Zoning By-law 001-2021 zones the Subject Lands “EM2 General Employment Zone”, and “V1(H) Vaughan Metropolitan Centre Station Zone with a Holding Symbol” subject to site-specific exceptions 14.1031 and 14.1124. These zones do not permit the proposed Development on the Subject Lands. The Owner is requesting a “V1 Vaughan Metropolitan Centre Station Zone” with site-specific exceptions as identified in the draft CIHA Order in Attachment 13 of this report to permit the Development.

The Draft Order provides for phasing provisions. Phase 1 includes a minimum of 8,200 m² of Hotel uses, 5,800 m² of Office uses, and up to 982 dwelling units (182 of which are purpose-built rental). Phase 2 includes the balance of residential units. Staff support the phasing proposed, given the community benefit component is largely captured within Phase 1 as outlined later in this report.

The Owner requests consideration of a maximum residential tower floor plate of 850m² whereas 750 m² is permitted. Detailed tower design can be further refined at the Site Plan stage, and the proposed floor plate size is commensurate with approved towers within the VMC area. Staff are satisfied with this request.

The Owner requests consideration of site-specific setbacks relating to all yards. Staff generally support the proposed setbacks as presented in the plans and outlined in the Draft CIHA Order attached, save and except for the tower setback of 5 m from the east property line. Reasoning is outlined in the next section of this report.

Should Council endorse the CIHA Order request, the required zone provisions to permit the Development are identified in Attachment 13. Should the MMAH issue a CIHA Order in response to the Council resolution, only the MMAH may make further amendments to the CIHA Order.

A condition/provision shall be added to the CIHA Order which requires a 12.5m minimum tower setback from the east property line

The Owner has proposed an east side yard setback of 5m to the residential tower portions of Buildings “NE”, “E” and “SE” as shown on Attachment 3. Key design criteria consistently applied in the VMC and throughout the City is to provide a minimum 25m separation distance between towers. When there are abutting properties, a 12.5 m tower setback is applied equally on each property to achieve the 25m separation distance.

The Owner of lands to the immediate east has submitted Official Plan and Zoning Amendment Files OP.23.007 and Z.23.012 on September 7, 2023. The files are supported by a site plan shown on Attachment 8 that illustrates a 20 m road on the lands abutting the entire east property limit of the Subject Lands. The 20 m wide road when added to the 5m setback proposed for the towers on the Subject Lands would achieve a minimum 25m separation distance between towers on the two properties. However, these files are in circulation, have just gone to Public Meeting on June 4, 2024, have not been considered by Council and have no approval status.

The VMCS Update is underway wherein preliminary consideration has been given to a north/south road connection along the full east limit of the Subject lands and extending south, like that shown on the site plan for the lands to the east. However, at this time, the VMCS Update has not been approved by Council and has no status.

Accordingly, to ensure an equitable, minimum 25m tower separation distance is achieved with the lands to the east, the following provisions are included in the draft CIHA Order, as recommended by Staff:

- 1) The minimum east side yard setback to the tower portion of any building on the Subject Lands shall be 12.5 m;
 - a) Notwithstanding the above, the minimum east side yard setback to the tower portion of any building may be reduced to 5 m, only if development applications are approved on the lands to the east and includes a 20 m road abutting the full length of the east property line of the Subject Lands, and that the application approvals shall be in full force and effect; or, the Owner enters into an Agreement with the adjacent landowner to the east agreeing to the reduced setback to the satisfaction of the City.

The Planning Act allows for the CIHA Order to contain conditions that can only be cleared and/or removed by MMAH

Under Section 34.1(13) of the *Planning Act*, the MMAH May impose conditions on the CIHA Order. The conditions can only be cleared and/or removed by the Minister of MMAH. To ensure the orderly development of the Subject Lands, the City has proposed conditions, which may be referred to in Appendix D of Attachment 13, to be included with the CIHA order request. While the Minister of MMAH is solely responsible for lifting/removing conditions, it is anticipated that MMAH will liaise with appropriate parties requesting the conditions to ensure they are satisfactorily addressed before removing. Please refer to Attachment 12 for a summary outlining the rationale for each condition.

Community benefits above and beyond the Planning Act requirements are to be provided as part of the CIHA Order request, to the satisfaction of the City

The City considers contribution to community benefits for CIHA Order requests on a case-by-case basis. On March 21, 2023, Council adopted to receive the February 28, 2023, report which outlines key priorities intended to meet the City's objectives for creating complete communities. Key priorities in the form of Guiding Principles to be considered by Council when evaluating a CIHA application's merit are assessed below.

Geography: The geographical Guiding Principles identify preferred location criteria that contribute to the City's overall intensification objectives, which include:

1. Within the Urban Boundary but outside the Greenbelt Area
 - The Subject Lands are within the Urban Boundary and outside the Greenbelt.
2. Within Intensification Areas and Regional/Primary Intensification Corridors;
 - Block 2 is within the VMC boundary which is an intensification area, while the balance of the Subject Lands are contemplated to be within the VMC through the VMCS Update.
3. Areas where rapid transit service is in operation; and,

- The Subject Lands are located within PMTSA #56.
4. Areas where municipal water/ wastewater/ stormwater servicing capacity and regional wastewater servicing allocation are available.
- The Subject Lands are serviced by municipal services. Servicing allocation is a requirement for the development and is a condition imposed by the City.

Land Use: The Development should include significant contributions to the City beyond what is required for a standard Official Plan and Zoning By-law Amendment approval process.

- The Development consists of 182 purpose-built rental units (11.5%);
- Approximately 35% of the total units are family-sized (2-bedroom or greater) within a high-density development;
- 11.5% of non-residential uses are proposed, inclusive of a minimum of 5,800m² of office and 8,200m² of hotel uses; and,
- The Development contributes to sustainable transportation as it represents intensification of lands within a PMTSA.

Community Benefits Charge ('CBC') is applicable and will be collected at the 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 on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

Operational Impact

VMC Planning

In advancing the Development forward, Staff will continue to work with the Owner, provided the CIHA Order is successful. Building footprints, massing and site layout are conceptual and will be subject to further updates as the Development progresses. The Development requires a detailed and strategic design that is transit supportive and pedestrian oriented. The provisions required to facilitate this vision will be incorporated into the Draft CIHA Order as conditions.

The CIHA Order is precedent setting for lands that are currently outside of the VMC. Issuance of an Order would proceed in advance of the development of broader long-term land use policies for the VMC and associated potential expansion areas.

Should the CIHA Order be successful, the Development will require a future Site Plan Application and multiple Draft Plan of Condominium applications.

Departmental and External Agency Comments

This Application was circulated to City Departments and External Agencies for comments. The following City Departments and External Agencies have provided their comments as included in Attachment 9.

- VMC Planning
- VMC Development Engineering
- VMC Urban Design and Parks Development
- Vaughan Building Standards (Zoning Division)
- Vaughan Real Estate Department
- Vaughan Fire and Rescue Services, Emergency Planning Division
- Vaughan Parks, Forestry and Horticulture Operations Department
- Vaughan Economic Development
- Canadian National Railway Company
- Bell Canada

The comments provided by the above-noted City Departments and External Agencies will be addressed through draft CIHA Order conditions shown in Attachments 12 and 13 of this report. Some condition requests are not included in the attachments as they deal with concerns that do not affect the principle of development and are best satisfied at the subsequent Development Application stage. CIHA Order conditions may only be imposed, managed, and cleared by MMAH.

The following City Departments and External Agencies responded with no comments or concerns:

- Vaughan Environmental Services Department
- Vaughan Cultural Heritage Division
- By-Law and Compliance, Licensing & Permit Services
- Bombardier
- Toronto and Region Conservation Authority
- Toronto Transit Commission
- York Catholic District School Board
- York Region District School Board
- Canada Post
- NavCanada
- Alectra Utilities
- Enbridge Gas

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the application and provided their comments as shown in Attachment 10. Should Council elect to proceed with the resolution to forward the CIHA Order to MMAH, York region has provided conditions that are to be included in the Order as shown on Attachment 13 and further explained in Attachment 12.

Conclusion

VMC Planning Staff has reviewed the CIHA Application. Under Section 34.1 of the *Planning Act*, CIHA proposals are exempt from demonstrating consistency with the PPS, conformity to the Growth Plan, YROP and municipal Official Plan. Planning Staff believes in maintaining a comprehensive and orderly approach to planning.

Should Council choose to endorse CIHA application CIHA.23.003, VMC Planning Staff recommends Council include the Draft CIHA Order (Attachment 13) in its resolution and submission package to MMAH.

Should Council not endorse the CIHA Order request, file CIHA.23.003 shall be received for information and the Zoning By-laws remain the solely applicable zoning document for the Subject Lands. This decision would direct staff to cease the processing of the CIHA order request and close the file.

For more information, please contact Matthew Peverini, Senior Planner – VMC, at extension 3636.

Attachments

1. Context and Location Map
2. Potential VMC Boundary Expansion Areas
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Building Elevations (North and East)
5. Conceptual Building Elevations (South and West)
6. Conceptual Perspective Renderings
7. Conceptual Perspective Renderings (Street-view)
8. Conceptual Site Plan for Planning Files OP.23.007 and Z.23.012
9. City Departments and External Agencies Comments
10. York Region Comments
11. Public Meeting Communication
12. CIHA Order Conditions and Rationale
13. Draft CIHA Order
14. Indigenous Engagement Summary

Prepared by

Matthew Peverini, Senior Planner – VMC, ext. 3636.

Gaston Soucy, Senior Manager of Planning and Urban Design – VMC, ext. 8266.

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231.