

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, June 4, 2024

**WARD(S):** 1

**TITLE:** RITINA HOMES LTD.

**ZONING BY-LAW AMENDMENT FILE NO. Z.24.008**

**4100 TESTON ROAD**

**VICINITY OF TESTON ROAD AND WESTON ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on an application to amend site-specific zoning exceptions established through Minister's Zoning Order ('MZO') (Ontario Regulation ('O. Reg.') 644/20) for the subject lands shown on Attachment 1, to facilitate the development of two (2) Apartment Dwellings with a total of 700 units, as shown on Attachment 3. The application also proposes to rezone a portion of the subject lands in Zoning By-law 1-88 and 001-2021 (outside of the MZO) to permit a public park, as shown on Attachment 4.

### **Report Highlights**

- The Owner proposes two (2) Apartment Dwellings with a total of 700 units, and a public park.
- 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.24.008 (Ritina Homes Ltd.) 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: 4100 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 07, 2022

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.***

Ritina Homes Ltd. (the 'Owner') has submitted Zoning By-law Amendment File Z.24.008 (the 'Application') for the Subject Lands shown on Attachment 1 to permit the development of Apartment Dwellings and a public park (the 'Development') as shown on Attachments 3 and 4:

1. Zoning By-law Amendment File Z.24.008 to amend Zoning By-law 1-88 and Zoning By-law 001-2021, as follows:
  - a) Rezone a portion of the Subject Lands from "A – Agricultural Zone" ('A Zone') subject to site-specific exception 9(1075) and "OS1 – Open Space Conservation Zone" ('OS1 Zone') subject to site-specific exception 9 (1075) in Zoning By-law 1-88 to "OS2 – Open Space Park Zone" ('OS2 Zone') in the manner shown on Attachment 4 and to amend the site-specific zoning exceptions established under O. Reg. 644/20, which permits two (2) Apartment Dwellings comprised of 700-units.
  - b) Rezone a portion of the Subject Lands from "FD Future Development" ('FD Zone') in Zoning By-law 001-2021 to "OS1 Public Open Space Park Zone" ('OS1 Zone') in the manner shown on Attachment 4, to facilitate a public park.

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

- a) Date the Notice of Public Meeting was circulated: May 10, 2024.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Teston Road 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 as shown on Attachment 1 and 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 May 21, 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 \(Public Hearing\) \(Item 4, Report 8\)](#)

### **Analysis and Options**

***The Development conforms 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’), Volume 1.
- “Mid-Rise Residential”, “Natural Areas”, “Agricultural”, and “Greenbelt Plan Area” on Schedule B - Land Use Plan by the Block 41 Secondary Plan.
- 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 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 conforms to VOP 2010.

**Amendments to Zoning By-law 1-88 and the site-specific development standards in O. Reg. 644/20 through Zoning By-law 1-88 are required to permit the Development.**

**Zoning – By-law 1-88:**

- “Mid-Rise Residential Zone” by O. Reg. 644/20, as shown on Attachment 2, subject to site-specific zoning regulations.
- OS1 Zone and A Zone subject to exception 9(1075) by Zoning By-law 1-88, as shown on Attachment 1.
- The Owner proposes to amend site-specific development standards in O. Reg. 644/20, as identified in Table 1.
- The Owner also proposes to rezone part of the Subject Lands to OS2 Zone, in the manner shown on Attachment 4.

Table 1:

	<b>Zoning By-law 1-88 Standards, as amended by MZO 644/20</b>	<b>Mid-Rise Residential Zone Requirements</b>	<b>Proposed Exceptions to the Mid-Rise Residential Zone Requirements</b>
a.	Maximum Building Height	8 storeys and 30 m for a building abutting an arterial road	8 storeys or 30 m
b.	Minimum Unit Size	65 m <sup>2</sup>	N/A
c.	Minimum Parking Requirements	Residential - 1 space/unit Visitor - an additional one parking space plus 0.2 spaces/unit	Residential – 1 space/unit Visitor – 0.2 spaces/unit
d.	Minimum Amenity Area	8 m <sup>2</sup> /unit for the first 8 units 5 m <sup>2</sup> /unit for each additional unit	2 m <sup>2</sup> /unit

**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. A dual review is only required for the portion of the Subject Lands proposed to be developed as a public park, which is not subject to MZO O. Reg. 644/20.

**Amendments to Zoning By-law 001-2021 are required to permit the public park.**

**Zoning – By-law 001-2021:**

- The portion of the Subject Lands that form part of the MZO do not form part of Zoning By-law 001-2021.
- The portion of the Subject Lands located outside of the MZO are zoned "Environmental Protection Zone" ('EP Zone'), and FD Zone by Zoning By-law 001-2021, as shown on Attachment 1.
- The FD Zone does not permit a public park.
- The Owner proposes to rezone the portion of the Subject Lands zoned FD Zone to the OS1 Zone, in the manner shown on Attachment 4 ("Block 2"), to permit a public park.

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**

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ 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'), the Greenbelt Plan, 2017, and the policies of the York Region Official Plan, 2022 ('YROP'), City of Vaughan Official Plan ('VOP 2010') and Block 41 Secondary Plan.</li> </ul>
b.	Appropriateness of Amendments to Zoning By-laws	<ul style="list-style-type: none"> <li>▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses, and the original intent of the approved MZO through O. Reg. 644/20.</li> </ul>
c.	Block 41 Block Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the Block 41 Block Plan Area.</li> <li>▪ The Block Plan application for Block 41 is currently under review by the Policy Planning and Special Programs ('PPSP') Department.</li> <li>▪ Subject to approval of the Block 41 Block Plan, 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 the Block 41 Landowners Group and the City of Vaughan, should the Application be approved.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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.</li> </ul>
e.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ 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 servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
f.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City-wide Urban Design Guidelines.</li> <li>▪ 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.</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region and the Toronto and Region Conservation Authority (‘TRCA’), and external public agencies and utilities.</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
i.	TransCanada Pipeline	<ul style="list-style-type: none"> <li>▪ The Application has been circulated to TransCanada Pipeline (‘TCPL’) for review, as a TCPL compressor station and pipeline are located within Block 41.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study submitted with the Application will be reviewed in accordance with the City's Transportation Impact Study Guidelines, to the satisfaction of the Development Engineering Department.</li> <li>▪ 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.</li> </ul>
k.	Related Draft Plan of Subdivision Application (File 19T-24V003)	<ul style="list-style-type: none"> <li>▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V003.</li> <li>▪ Should the Application be approved, the required conditions will be included to address site access, the appropriate coordination and development of blocks, road alignment and connections, servicing, and grading, environmental, noise, and other municipal, regional, and public agency and utility requirements.</li> </ul>
l.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> <li>○ Detailed architectural plans and a concept landscape master plan illustrating the proposed indoor and/or outdoor amenity areas.</li> <li>○ Rendered Perspective of 3D Massing.</li> <li>○ Greenbelt Conformity Report subject to the review of the PPSP Department.</li> </ul> </li> </ul>

**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 Laura Tafreshi, Planner, Development Planning Department, ext. 8051.

## **Attachments**

1. Context and Polling Map
2. Minister's Zoning Order O. Reg. 644/20 - Map 249
3. Conceptual Site Plan and Proposed Zoning
4. Draft Plan of Subdivision and Proposed Zoning

## **Prepared by**

Laura Tafreshi, Planner, ext. 8051

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529