

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, June 4, 2024

WARD: 1

**TITLE: BRUCO HILLS DEVELOPMENTS (BT) INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.001
ZONING BY-LAW AMENDMENT FILE Z.24.005
10340 HIGHWAY 27
VICINITY OF NASHVILLE ROAD AND HIGHWAY 27**

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 applications to redesignate and rezone to permit the development of a 7-storey building (retirement residence), as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a 7-storey retirement residence building with 143 units.
- Official Plan Amendment and Zoning By-law Amendment applications are required to permit the proposed development.
- 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.24.001 and Z.24.005 (Bruco Hills Developments (BT) Inc.) 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: 10340 Highway 27 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: April 26, 2023

Date Applications were deemed complete: The Applications are incomplete as of the writing of this report.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

Bruco Hills Developments (BT) Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a 7-storey retirement residence building with 143 units (the 'Development') as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.24.001 to amend the policies of Vaughan Official Plan 2010, Volume 1 to:
 - i. Redesignate the lands from "Low-Rise Residential" to "Mid-Rise Residential"
 - ii. Permit a retirement residence use
 - iii. Permit a mid-rise building within 70 metres of a "Low-Rise Residential" designation
 - iv. Permit a maximum building height of 7 storeys, and
 - v. Exempt the proposal from rooftop design criteria for Mid-Rise Buildings.
2. Zoning By-law Amendment File Z.24.005 to rezone the Subject Lands from RE(EN) Estate Residential (Established Neighbourhood) Zone subject to site-specific Exception 14(53), as shown on Attachment 1, to RM3 Multiple Unit Residential Zone in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.

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 and a Notice Sign was installed along Highway 27 in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within an expanded polling area of 500 m of the Subject Lands as shown on Attachment 1, 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 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.

Analysis and Options

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

Official Plan Designation:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’).
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010.
- “Kleinburg Nashville Heritage Conservation District Area” on Schedule 14B – Areas Subject to Area Site Specific Plans.
- The “Low-Rise Residential” designation permits low-rise buildings no greater than 3 storeys in the form of detached, semi-detached, townhouse, and public/private institutional buildings.
- An amendment to VOP 2010 is required to permit the building use and maximum building height of 7 storeys.
- Cultural Heritage advised that the Kleinburg-Nashville Heritage Conservation District Plan was updated, and the Subject Lands were removed from its boundary.
- An amendment to VOP 2010 is required to permit the development within the minimum 10 metre vegetation protection zone for a Core Feature (woodlands).

Amendments to Zoning By-law 001-2021 are required to permit the development.

Zoning:

- RE(EN) Estate Residential (Established Neighbourhood) Zone by Zoning By-law 001-2021, subject to site-specific Exception 14(53).
- This Zone does not permit the use or building height.
- The Owner proposes to rezone the Subject Lands to RM3 Multiple Unit Residential Zone together with the following site-specific zoning exceptions to permit the Development, as shown in Attachments 2 to 5:

Table 1:

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
a.	Minimum Lot Area	65.0 m ² /unit	36.0 m ² /unit
b.	Minimum Front Yard	7.5 m	4.0 m

	Zoning By-law 001-2021 Standard	RM3 Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Multiple Unit Residential Zone Requirement
c.	Minimum Rear Yard	7.5 m	27 m
d.	Minimum Interior Side Yard	7.5 m	6.0 m
e.	Maximum Height	48.0 m	27.0 m
f.	Minimum Landscape	10%	20%
g.	Minimum Landscape Strip abutting a Residential Zone Except an RT and RM Zone	3.0 m	0.0 m
h.	Minimum Landscape Strip Abutting a Street Line	3.0 m	0.0 m
i.	Minimum Parking Requirements	Combined 0.5 spaces/100 m ² GFA x 16,847 m ² = 85 spaces	Residential 0.475 spaces/unit x 143 units = 68 spaces Visitor 0.04 spaces/unit x 143 units = 6 spaces Provide a total of 74 spaces

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 City of Vaughan Official Plan ('VOP 2010').

	MATTERS TO BE REVIEWED	COMMENT(S)
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 and density. ▪ The appropriateness of an amendment to VOP 2010 to permit the development within the 10-metre minimum vegetation protection zone of a Core Feature (woodlands) will be reviewed. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses including: <ul style="list-style-type: none"> ○ Reducing the lot area per unit ○ Reducing the required landscape strip widths to the abutting residentially zoned lots and street line.
c.	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 application review process.
d.	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 servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	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.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications have been reviewed by York Region (the 'Region') and the Toronto and Region Conservation Authority ('TRCA') and external public agencies and utilities. ▪ The Region has identified concern with the two proposed full move accesses onto Highway 27. The Region will provide additional comment once information addressing TRCA's comments is provided. ▪ The TRCA has identified that the Subject Lands are within the Main Humber River valley corridor and contain valley slopes and are located within its Regulated Area. Therefore, a permit

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>from the TRCA will be required for any development or site alteration on site. TRCA has requested additional documentation related to natural hazard and development limits, safe access, and SWM criteria clarification to adequately evaluate the application.</p>
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.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ There are 5 trees on the Subject Lands, 2 of which are proposed to be injured to accommodate the proposed development. ▪ The underground parking structure, which protrudes into certain yards more than the proposed building above, proposes a 0 m setback to a portion of a west lot line. Updates are required to the Arborist Report and Environmental Impact Study to assess the impacts in this context. ▪ 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.
j.	Amenity Space	<ul style="list-style-type: none"> ▪ The Subject Property rises to the west. All amenity spaces are proposed to the west of the building. The effects of shadowing of the hill and building on the amenity space to ensure sufficient natural light exposed will be further examined by Urban Design. ▪
k.	Traffic Impacts, Road Widening, Parking 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 proposed traffic generated by the development at the requested density will be reviewed in consideration of

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>existing traffic conditions at Highway 27 and Nashville Road, and Highway 27 and Major Mackenzie Drive.</p> <ul style="list-style-type: none"> ▪ Matters including the driveway entrance, reduction in the number of parking spaces, 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 27, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
l.	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"> ○ Geotechnical/Slope Stability Report ○ Erosion Hazard Assessment ○ Confirmation of the limits of existing natural hazards regulated by TRCA ○ Confirmation of the limits of development and that the site has safe access ○ Demonstration that the Stormwater Management Strategy satisfies TRCA's SWM criteria ○ Context Map ○ Pedestrian Circulation Map ○ Completion of the Waste Collection Design Standards ○ Signed PAC Understanding
m.	Required Application	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application, should the Applications be approved.

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 Developments 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.

York Region advised on April 29, 2024, that as per Bill 185, it will no longer have approval authority for Official Plan Amendments as of July 1, 2024. However, it will continue to provide comments on water and wastewater servicing, regional roads, and rapid transit operations.

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 David Harding, Senior Planner, Development Planning Department, ext. 8409.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Zoning
3. Conceptual Building Elevations East and South
4. Conceptual Building Elevations North and West
5. Conceptual Perspective Rendering

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