

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 10, 2024

WARD(S): 2

TITLE: SOUTH HAVEN INVESTMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.24.004
ZONING BY-LAW AMENDMENT FILE Z.24.013
97 WOODBRIDGE AVENUE
VICINITY OF WOODBRIDGE AVENUE AND CLARENCE
STREET

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 amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit the development of an 8-storey mixed-use building comprised of 111 apartment units and 275 m² of commercial space, with a total gross floor area of 12,450 m² and Floor Space Index of ('FSI') of 4.0 times the area of the lot as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes an 8-storey mixed-use building comprised of 111 apartment units and 275 m² of commercial space.
- Official Plan 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.24.004 and Z.24.013 (South Haven Investments 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: 97 Woodbridge Avenue (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 14, 2021

Date applications were deemed complete: N/A – the Applications are incomplete

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

South Haven Investments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit an 8-storey mixed-use building comprised of 111 apartment units and 275 m² of commercial space as shown on Attachments 2 to 5 (the 'Development'):

1. Official Plan Amendment File OP.24.004 to amend the "Mid-Rise Mixed-Use" designation on Schedule 2 of the Woodbridge Centre Secondary Plan (Section 11.11, Volume 2 of Vaughan Official Plan 2010) ('WCSP') to increase the maximum permitted height of 6 storeys (19 m) to 8 storeys (26.5 m) and increase the maximum permitted Floor Space Index ('FSI') of 1.5 times the area of the lot to 4.0 times the area of the lot.
2. Zoning By-law Amendment File Z.24.013 to amend Zoning By-law 001-2021 by deleting the site-specific exception 14.951 and replacing it with a new site-specific exception identified in Table 1 in Attachment 6, to permit the development as shown on Attachments 2 to 5.

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

- a) Date the Notice of Public Meeting was circulated: August 16, 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 Woodbridge Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To an expanded polling area of all property owners within 500 m of the Subject Lands and to the Village of Woodbridge Ratepayer's Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of August 27, 2024, by the Department 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.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Development is being reviewed for conformity with York Region Official Plan 2022 ('YROP 2022').

Official Plan Designation:

- "Community Area" on Map 1A – Land Use Designation by YROP 2022.
- The Applications are being reviewed for conformity with YROP 2022.

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

Official Plan Designation:

- "Local Centres" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Mid-Rise Mixed Use" on Land Use Plan – Schedule 2 of the WCSP. This designation permits Multi-unit Mixed-use buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level.
- An FSI of 1.5 times the area of the lot on Density Plan – Schedule 3 of the WCSP.
- A Maximum Building Height of 6 storeys (19 m) on Building Height Maximums – Schedule 4 of WCSP.
- Located within the Special Policy Area on Special Policy Area - Schedule 9 of the WCSP.
- An Amendment to VOP 2010 is required to increase the maximum permitted building height to 8-storeys (26.5 m) and the FSI to 4.0 times the area of the lot.

An amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning By-law 001-2021

- WMS Main Street Mixed-Use – Woodbridge Zone ('WMS Zone'), subject to site-specific Exception 14.951.
- This Zone does not permit the Development.
- The Owner proposes to delete the existing site-specific exception 14.951 and replace it with new site-specific zoning exceptions as identified in Table 1 in Attachment 6, to permit the Development shown on Attachments 2 to 5.

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 YROP 2022, VOP 2010 and the WCSP.
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 building height, density and the existing surrounding uses. ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses, specifically the proposed building height, setbacks, lot coverage, and parking requirements.
c.	Woodbridge Heritage conservation District Plan ('WHCDP')	<ul style="list-style-type: none"> ▪ The Subject Lands are located in the WHCDP. The Development must be reviewed by the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the Heritage Vaughan Committee. ▪ The Development will be reviewed specifically within the context of the WHCDP maximum height policies and the surrounding context.
d.	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.
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 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	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 and the Woodbridge Heritage District Urban Design Streetscape Plan, Volume I and II.
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> The DRP shall review the Applications prior to proceeding to the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by external public agencies and utilities, the Ministry of Natural Resources ('MNR'), the Ministry of Municipal Affairs and Housing ('MMAH'), York Region, the Toronto and Region Conservation Authority ('TRCA') and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a Bronze score of 41.
j.	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.
k.	Community Benefit 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.
l.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
m.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> Thirty-four (34) trees are located within or in proximity to the Subject Lands. 25 trees are required to be removed to accommodate the proposed Development, and 9 trees will be retained within or in proximity to the Subject Lands. The two (2) existing trees located within the Woodbridge Avenue right-of-way are to be retained. 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	TRCA	<ul style="list-style-type: none"> ▪ The Subject Lands are located entirely within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Applications. Should the Applications be approved, the Owner must obtain all necessary permits from the TRCA.
o.	Special Policy Area	<ul style="list-style-type: none"> ▪ The Applications will be reviewed by MMAH and MNR to ensure the Development is consistent with the Special Policy Area policies.
p.	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"> ○ Planning Justification Report; ○ Functional Servicing Report and Stormwater Management Report; ○ A Cultural Heritage Impact Assessment Report; ○ Environmental Impact Assessment; ○ Map illustrating physical and stable Top of Bank, areas regulated by TRCA and limits of Natural Heritage Systems, wetland and/or Natural Hazards; ○ Flood Risk Assessment Plan, and ○ Ministry of Municipal Affairs and Housing and Ministry of Natural Resources approvals.
q.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application and Draft Plan of Condominium Application to facilitate the Development, 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 Departments for review.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications are being circulated to the York Region for the purpose of receiving comments on matter of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 Kaveen Fernando, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. North and West Building Elevations
5. South and East Building Elevations
6. Zoning Exceptions to By-law 001-2021

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