

## Committee of the Whole (Public Meeting) Report

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**DATE:** Wednesday, November 6, 2024

**WARD(S):** 2

**TITLE: FRANK MICOLI C/O 1315955 ONTARIO INC.  
OFFICIAL PLAN AMENDMENT FILE OP.24.007  
ZONING BY-LAW AMENDMENT FILE Z.24.019  
132, 144, 154 AND 166 WOODSTREAM BOULEVARD  
VICINITY OF MARTIN GROVE ROAD AND HIGHWAY 7**

**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 applications to amend the official plan and zoning by-law for the subject lands shown on Attachment 1 to permit a two-phased development of two (2) high-rise mixed-use buildings, consisting of four (4) residential towers at 35-storeys in height, with a total unit count of 1,221 residential units and 3,200 m<sup>2</sup> of non-residential Gross Floor Area ('GFA'), as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes a high-rise mixed-use development, comprised of 1,221 residential units and 3,200 m<sup>2</sup> of non-residential GFA.
- 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.24.007 and Z.24.019 (FRANK MICOLI C/O 1315955 ONTARIO 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: 132, 144, 154 and 166 Woodstream Boulevard (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *July 14, 2023*

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

***The Subject Lands were previously designated “Community Areas” through a Minister’s Modification to the York Region Official Plan 2022 (‘YROP 2022’).***

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. Modification 76 modified the Subject Lands by redesignating the lands from “Employment Area” to “Community Area”.

On December 6, 2023, Bill 150 (*Planning Statue Law Amendment Act, 2023*) received royal assent which repealed, among others, the modification to YROP 2022 affecting the Subject Lands. The land use designation was reverted to “Employment Area” in YROP 2022.

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

Frank Micoli c/o 1315955 Ontario Inc. (the 'Owner') has submitted Official Plan Amendment Application File OP.24.007 and Zoning By-law Amendment Application File Z.24.019 (the 'Applications') for the Subject Lands shown on Attachment 1 to permit a two-phased development of two (2) high-rise mixed-use buildings, consisting of four (4) residential towers at 35-storeys in height, with a total unit count of 1,221 residential units and 3,200 m<sup>2</sup> of non-residential GFA (the 'Development') as shown on Attachments 2 to 4, as follows:

1. Official Plan Amendment File OP.24.007 to:
  - amend the YROP 2022, specifically to redesignate the Subject Lands from “Employment Area” to “Community Area”; and
  - to amend the Vaughan Official Plan, 2010 (‘VOP 2010’), specifically to redesignate the Subject Lands from “General Employment” to “High-Rise Mixed-Use”, with a maximum building height of 35-storeys, a maximum Floor Space Index (‘FSI’) of 7.0 times the area of the lot, and

to permit the portions of a High-Rise Building above 12 storeys to be setback a minimum of 12 metres from any property line.

2. Zoning By-law Amendment File Z.24.019 to rezone the Subject Lands from “EM2 General Employment Zone” (‘EM2 Zone’) subject to site-specific exception 14.265 as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” (‘HMU Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 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: October 11, 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 Woodstream Boulevard 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 from the Subject Lands and to the West Woodbridge Homeowner’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 October 22, 2024 by the Development Planning Department.

Any 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**

The following are links to previous reports regarding the Subject Lands:

City Of Vaughan Response To Provincial Modifications To York Region Official Plan, 2022, Special Council Report:

[November 29, 2023, Special Council \(Item 1\)](#)

Martin Grove Road and Highway 7 – Special Area, Council Report

[June 25, 2024, Committee of the Whole \(Item 4, Report No. 25\)](#)

**Analysis and Options**

***An amendment to YROP 2022 is required to permit the Development.***

YROP 2022 Designation:

- “Urban Area” on Map 1 – Regional Structure
- “Employment Area” on Map 1A – Land Use Designations
- The “Employment Area” designation does not permit residential land uses.

- An amendment to YROP 2022 is required to redesignate the Subject Lands from “Employment Area” to “Community Area” to permit the Development. This amendment constitutes the removal of lands from an employment area.

***An amendment to VOP 2010 is required to permit the Development.***

**VOP 2010 Designation:**

- “Employment Areas” on Schedule 1 – Urban Structure by VOP 2010
- “General Employment” on Schedule 13 – Land Use by VOP 2010
- The “General Employment” designation does not permit residential land uses.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from “General Employment” to “High-Rise Mixed-Use” with a maximum building height of 35 storeys, maximum FSI of 7.0 times the area of the lot, and to permit the portions of a High-Rise Building above 12 storeys to be setback a minimum of 12 metres from any property line.

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

**Zoning:**

- EM2 Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.265.
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to the HMU Zone together with the site-specific zoning exceptions identified in Attachment 5 to permit the Development, as shown on Attachments 2 to 4:

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 Planning Statement, 2024 (the ‘PPS 2024’) and the policies of the YROP 2022 and VOP 2010.</li> <li>▪ Policy 2.8.2.5 of the PPS 2024 states that “Planning authorities may remove lands from employment areas only where it has been demonstrated that:               <ul style="list-style-type: none"> <li>a) there is an identified need for the removal and the land is not required for employment area uses over the long term;</li> <li>b) the proposed uses would not negatively impact the overall viability of the employment area by:</li> </ul> </li> </ul> |

|    | MATTERS TO BE REVIEWED  | COMMENT(S)   |
|----|---|--|
|    |   | <ol style="list-style-type: none"> <li>1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;</li> <li>2. maintain access to major goods movement facilities and corridors;</li> </ol> <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.”</p>  |
| b. | Appropriateness of Amendments to YROP 2022, VOP 2010 and Zoning By-law 001-2021 | <ul style="list-style-type: none"> <li>▪ The appropriateness of the amendment to YROP 2022 will be reviewed in consideration of the removal of lands from an employment area, and its effect on the City’s total employment land area and the existing employment industries abutting and in proximity to the Subject Lands.</li> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height, siting and density.</li> <li>▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> <li>▪ The number and type of barrier free parking spaces required for the Development is regulated by Ontario Regulation 413/12: Integrated Accessibility Standards. Reductions to barrier-free parking standards cannot be amended by the Owner through the Applications.</li> </ul> |
| c. | Area of Employment, as defined by the <i>Planning Act</i>                       | <ul style="list-style-type: none"> <li>▪ The <i>Planning Act</i> defines an “Area of Employment” as “an area of land designated in an official plan for clusters of business and economic uses, and subject to specific criteria.</li> <li>▪ Section 34 (11.0.5) of the <i>Planning Act</i> (Restricted appeals, areas of employment) states that “if the official plan contains policies dealing with the removal of land from areas of employment, there is no appeal in respect of all or any part of an application for an amendment to a by-law if the amendment or part of the amendment proposes to remove any land from an area of employment, even if other land is proposed to be added.”</li> </ul>   |

|    | MATTERS TO BE REVIEWED         | COMMENT(S)  |
|----|--------------------------------|---|
|    |                                | <ul style="list-style-type: none"> <li>▪ The Subject Lands are located within an “Area of Employment” as defined by the <i>Planning Act</i>.</li> </ul>   |
| 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 of Vaughan City-wide Urban Design Guidelines.</li> </ul>   |
| g. | Design Review Panel (‘DRP’)    | <ul style="list-style-type: none"> <li>▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole.</li> </ul>   |
| h. | Public Agency/Municipal Review | <ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and external public agencies and utilities.</li> </ul>  |
| i. | Sustainable Development        | <ul style="list-style-type: none"> <li>▪ The Applications 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 41.</li> </ul>  |
| j. | Parkland Dedication            | <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>   |
| k. | Community Benefits Charges     | <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>   |

|    | <b>MATTERS TO BE REVIEWED</b>                | <b>COMMENT(S)</b>   |
|----|--|---|
| l. | Affordable Housing                           | <ul style="list-style-type: none"> <li>▪ 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.</li> </ul>   |
| m. | City's Tree Protection Protocol ('TPP')      | <ul style="list-style-type: none"> <li>▪ There are 47 trees on or within six metres of the Subject Lands, 45 of which are required to be removed to accommodate the Development.</li> <li>▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any trees should they be damaged during construction, if the Applications are approved.</li> </ul>   |
| n. | Traffic Impacts, Road Widening and Access    | <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Woodstream Boulevard and Martin Grove Road, and Martin Grove Road and Highway 7.</li> <li>▪ Matters including the driveway entrance, parking, 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.</li> </ul> |
| o. | Martin Grove Road and Highway 7 Special Area | <ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the Martin Grove Road and Highway 7 special area, and the identified need for a Development Concept Report and Phasing Plan.</li> </ul>  |
| p. | The Applications have been Deemed Incomplete | <ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> <li>○ Pedestrian Level Wind Study</li> <li>○ Updated Sun-shadow Study</li> <li>○ Computer Generated Massing Model</li> <li>○ Elevations and Sections</li> <li>○ Bicycle and Pedestrian Circulation Plan</li> </ul> </li> </ul>   |

|    | MATTERS TO BE REVIEWED | COMMENT(S)  |
|----|------------------------|---|
|    |                        | <ul style="list-style-type: none"> <li>○ Phase One and Two Environmental Site Assessments</li> <li>○ Second (2<sup>nd</sup>) through fifth (5<sup>th</sup>) storey Floor Plans</li> <li>○ Updated Land Use Compatibility Study</li> <li>○ Air Quality Study</li> <li>○ Updated Parking Study</li> </ul> |
| q. | Required Applications  | <ul style="list-style-type: none"> <li>▪ The Owner is required to submit Site Development and Draft Plan of Condominium Applications to implement the Development and establish the proposed tenure, should the Applications be approved.</li> </ul>  |

### **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**

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 Statute 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 York Region for the purpose of receiving comments on matters 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 Casandra Krysko, Senior Planner, Development Planning Department, ext. 8003.

### **Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Perspective Renderings
5. Proposed Zoning Exceptions to Zoning By-law 001-2021

### **Prepared by**

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