

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 2

**TITLE: CITY PARK (HWY 27) HOMES INC.
MINISTER'S ZONING ORDER FILE MZO.24.001
5850 LANGSTAFF ROAD
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

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 a request for the City's endorsement for a Minister's Zoning Order ('Municipally-Supported Zoning Order') to permit a high-rise residential development with a total Gross Floor Area ('GFA') of 140,370 m² that consists of three (3) buildings ranging from 22-34 storeys in height, a Floor Space Index ('FSI') of 2.08 times the area of the lot, and a total of 2,043 residential units, as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes a high-rise residential development comprised of 2,043 residential units.
- The Owner is seeking a Municipally-Supported Zoning Order 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 Minister's Zoning Order MZO.24.001 (City Park (Hwy 27) Homes 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: 5850 Langstaff Road, Part of Lot 11, Concession 8 being Part 1 on Reference Plan 65R-27642 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *September 25, 2023*

Date request for a Municipally-Supported Zoning Order was deemed complete: *N/A – incomplete.*

A process and guiding principles for considering Municipally-Supported Zoning Order requests has been approved by Council.

On October 29, 2024, Council approved a process and guiding principles for reviewing requests for Municipally-Supported Zoning Orders. This sets a clear set of requirements and expectations to Applicants for when the City will consider processing a request for a Municipally-Supported Zoning Order.

The process requires that: the applicant request a Pre-Application Consultation ('PAC'); the applicant submit the request in accordance with the requirements outlined in the PAC; the applicant submit required development application fees; the Municipally-Supported Zoning Order is deemed complete; the Municipally-Supported Zoning order is circulated to internal departments and external agencies for review; a Public Meeting is held; a Community Meeting is held if required; and that staff prepare a technical recommendation report for Council's consideration.

The guiding principles informing Council and Staff's assessment of Municipally-Supported Zoning Orders are: Alignment with City of Vaughan Priorities and Policies; Contributing to the Efficient Use of Land and Available Infrastructure; and Supporting the Development of Complete Communities.

A request for a Municipally-Supported Zoning Order has been submitted to permit the proposed development.

City Park (Hwy 27) Homes Inc. (the 'Owner') has submitted a request for a Municipally-Supported Zoning Order for the Subject Lands shown on Attachment 1 to permit a high-rise residential development with a total Gross Floor Area ('GFA') of 140,370 m² that consists of three (3) buildings ranging from 22-34 storeys in height, an FSI of 2.08 times the area of the lot and a total of 2,043 residential units (the 'Development') as shown on Attachments 2 to 5.

The Owner has identified in their request for a Municipally-Supported Zoning Order that a Minister's Zoning Order ('MZO') is appropriate for the Development as, in the opinion of the Owner, the Development contributes to achieving three provincial priorities including the provision of a priority housing type, including family-sized units, incorporating contextually appropriate sustainable development features and contributing to the protection of the City's natural heritage network given the on-site natural areas are to be preserved and conveyed into public ownership.

The Draft MZO prepared by the Owner is attached as Attachment 7.

Site Development and Draft Plan of Condominium Applications are required by the City.

The Owner is required to submit Site Development and Draft Plan of Condominium Applications to implement the Development and establish the proposed condominium tenure of the units.

The Owner is seeking the non-application of Section 41 (Site Plan Control Area) of the *Planning Act* through the MZO, which would exempt the Owner from a Site Development Application and allow the Owner to obtain a Building Permit if the MZO is issued by MMAH.

Public Notice was provided in accordance with Council's Notification Protocol for MZOs.

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

The Notice of Public Meeting referenced Minister's Zoning Order File MZO.24.001, Official Plan Amendment File OP.24.014, and Zoning By-law Amendment File 24.031. The Owner is seeking a Municipally-Supported Zoning Order; however Official Plan and Zoning By-law Amendment file numbers have also been assigned to allow members of the public to view submission materials on the city's website at <https://maps.vaughan.ca/planit/> (PLANit Viewer).

- b) Circulation Area: To all property owners within 500 m the Subject Lands and to the West Woodbridge Homeowners' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of October 22, 2024. The comments are organized by theme as follows:

Density, Built Form and Site Context

- the Development does not provide an appropriate mix of units, including larger and family-sized units.
- a high-density development is not appropriate for the area's context, which is comprised of employment and industrial land uses to the west, and low-rise suburban land uses to the east.
- the size and scale of the Development should be directed to a Major Transit Station Area or other urban centre with adequate infrastructure.

Access to Amenities and Parks

- the Development will put a strain on existing parks, schools, day cares and community services and facilities in the area.

Traffic

- the Development will increase traffic congestion in the area, and cause safety concerns for pedestrians and active transportation users.
- there is a lack of public transit infrastructure in the area to serve the Development.

Environmental Impacts and Land Use Compatibility

- the Development will cause negative environmental impacts to the Humber River valley such as soil erosion, increased run-off, and the destruction of local flora and fauna.
- the Development is not compatible with the existing and planned surrounding land uses.
- The existing industrial and employment land uses negatively affect the development through noise, air pollution and general safety due to large transport vehicles.

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

The following is a link to a previous report regarding the Subject Lands:

City Framework for Municipally-Supported Minister's Zoning Order (MZO) Requests and Response to Bill 185, Committee of the Whole (1) Report:
[October 8, 2024, Committee of the Whole \(1\) \(Item 2, Report 32\)](#)

Analysis and Options

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

YROP 2022 Designation:

- "Urban Area" and "Regional Greenlands System" on Map 1 - Regional Structure
- "Community Area" on Map 1A - Land Use Designations
- "Regional Greenlands System on Map 2 – Regional Greenlands System
- The "Community Area" designation permits residential, personal services, retail, arts, culture, recreational facilities and human services needs. Employment opportunities are also encouraged.
- The Municipally-Supported Zoning Order is being reviewed for conformity with YROP 2022.

The Development does not conform to Vaughan Official Plan 2010 ('VOP 2010').

VOP 2010 Designation:

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure
- Containing "Core Features" on Schedule 2 – Natural Heritage Network

- “Low-Rise Mixed-Use” with a maximum building height of 4-storeys, and maximum FSI of 1.5 times the area of the lot on Schedule 13 – Land Use
- The “Low-Rise Mixed-Use” designation permits residential units, home occupations, private home day cares, and small-scale convenience retail within the following building types: detached house, semi-detached house, townhouse and public and private institutional buildings.
- The Development does not conform to VOP 2010.

The Development does not comply with Zoning By-law 001-2021.

- “A Agriculture Zone” and “EP Environmental Protection Zone” by Zoning By-law 001-2021
- These zones do not permit the Development.
- The Owner seeks to rezone part of the Subject Lands, as shown on Attachment 2, to the “RM3 Multiple Unit Residential Zone” (‘RM3 Zone’) and “EP Environmental Protection Zone” (‘EP Zone’) together with the site-specific zoning exceptions identified in Attachment 6, to permit the Development, as shown in Attachments 2 to 5, through an MZO.
- The Draft MZO prepared by the Owner is attached as Attachment 7.

Additional zoning exceptions may be identified through the detailed review of the request for a Municipally-Supported Zoning Order and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the request for a Municipally-Supported Zoning Order, 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 request for a Municipally-Supported Zoning Order will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (‘PPS 2024’) and the policies of the YROP 2022 and VOP 2010.
b.	Appropriateness of the Municipally-Supported Zoning Order request	<ul style="list-style-type: none"> ▪ The appropriateness of the Municipally-Supported Zoning Order will be reviewed in consideration of the proposed building height, density and the Development contemplating only residential uses. ▪ The appropriateness of the rezoning and site-specific exceptions through the MZO will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The appropriateness of the Municipally-Supported Zoning Order in consideration of the Council approved guiding principles for Municipally-Supported Zoning Order requests will be reviewed. ▪ 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 Municipally-Supported Zoning Order.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the request for a Municipally-Supported Zoning Order 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 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 MZO is issued by the Ministry of Municipal Affairs and Housing ('MMAH'). ▪ Should Council endorse the request for a Municipally-Supported Zoning Order, Council should confirm and allocate servicing capacity at that time for the Development.
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.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the request for a Municipally-Supported Zoning Order prior to proceeding to the Committee of the Whole.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order must be reviewed by York Region and the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities, and the Public, Separate, and French School Boards.
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
j.	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.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The request for a Municipally-Supported Zoning Order will be reviewed in consideration of Provincial, Regional and City polices 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.
l.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ There are 23 trees on or within ten (10) metres of the Subject Lands, seven (7) of which are required to be removed to accommodate the proposed development. ▪ 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 MZO is issued by MMAH.
m.	Traffic Impacts, Road Widening 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 existing traffic conditions at Highway 27 and Langstaff Road. ▪ Matters including the driveway entrances, parking, ramps to the underground parking garage, truck maneuvering, 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
n.	TRCA	<ul style="list-style-type: none"> ▪ The Subject Lands are within the TRCAs Regulated Area. The TRCA must review and approve the applicable reports submitted in support of the Municipally-Supported Zoning Order. Should the MZO be issued by MMAH, the Owner must obtain all necessary permits from the TRCA.
o.	Natural Heritage Network	<ul style="list-style-type: none"> ▪ The portion of the Subject Lands currently zoned EP and proposed to be rezoned to the EP Zone will be dedicated to the City or the TRCA and the required studies and/or reports shall be reviewed and approved to the City's or TRCA's satisfaction. ▪ These lands contain significant woodlands, valley and stream corridors. In accordance with VOP 2010, valley corridors and woodlands are considered to be "Core Features" of the Natural Heritage Network and shall be dedicated to an appropriate public agency through the development approval process.
p.	The Municipally-Supported Zoning Order has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Municipally-Supported Zoning Order to be deemed complete: <ul style="list-style-type: none"> ○ Concept Plan ○ Massing Model ○ Building Elevations ○ Additional Building Sections ▪ Additional submission items may be identified as outstanding or incomplete in the further review of the Municipally-Supported Zoning Order.

Financial Impact

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

Operational Impact

Development Planning staff have circulated the request for a Municipally-Supported Zoning Order 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 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 request for a Municipally-Supported Zoning Order is 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 request for a Municipally-Supported Zoning Order will be considered in the technical review. 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 Partial Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Perspective Renderings
6. Proposed Exceptions to Zoning By-law 001-2021
7. Draft Minister’s Zoning Order

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