

# Committee of the Whole (1) Report

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**DATE:** Tuesday, January 21, 2025

**WARD:** 1

**TITLE: WESTON REAL ESTATE HOLDINGS INC.  
OFFICIAL PLAN AMENDMENT FILE OP.22.018  
ZONING BY-LAW AMENDMENT FILE Z.22.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-22V012  
11211 WESTON ROAD  
VICINITY OF WESTON ROAD AND KIRBY ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole on applications to redesignate and rezone and for approval of a Draft Plan of Subdivision to permit a residential development consisting of 36 street townhouse units and a mid-rise building with 383 residential units, as shown on Attachment 2.

**Report Highlights**

- The Owner proposes to redesignate and rezone the subject lands to permit a residential development consisting of 36 street townhouse units and a mid-rise building with 383 residential units.
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to permit the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

**Recommendations**

1. THAT Official Plan Amendment File OP.22.018 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
  - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”
  - b) permit a maximum number of seven townhouse units in a row
2. THAT Zoning By-law Amendment File Z.22.038 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone”, subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Residential Zone”, until the following condition is addressed to the satisfaction of the City:
  - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-22V012 (Weston Real Estate Holdings Inc.) as red-lined on January 21, 2025, shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
5. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V012 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

## **Background**

Location: 11211 Weston Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

***Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development***

The Owner has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (the 'Applications') for the Subject Lands to permit the following proposed development (the 'Development') as shown on Attachments 2 and 3:

- a) Blocks 1-6 – 36 street townhouse residential units (0.70 ha)
- b) Block 7 – Road widening (0.14 ha)
- c) Block 8 – TransCanada Pipeline easements (0.00 ha)
- d) Block 9 – Future development (0.09 ha) (part lot to be merged with adjacent lands to the north)
- e) Block 10, 13-20 – 0.3 m reserves (0.01 ha)
- f) Block 11 – Open space (8.18 ha) (Greenbelt)
- g) Block 12 – Mid-rise residential (0.84 ha)
- h) Right-of-Way (Streets A-N and B-N) (0.54 ha)

***Should the Applications be approved, Site Development Applications are required for the Development***

The Owner is required to submit Site Development Application(s) to facilitate the future development of a portion the Subject Lands (Block 12), should the Applications be approved. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager of Planning and Growth Management for approval.

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

- December 22, 2022 (Circulated 150 m from Subject Lands and to the expanded 750 m polling area as shown on Attachment 1):
- Notice Signs were installed along Kirby Road and the Weston Road frontage of the Subject Lands
- Date of Public Meeting: February 28, 2023, date ratified by Council March 21, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: January 8, 2024

***Public Comments were received***

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

**Proposed Road Alignment for Future Development Blocks**

- there are concerns regarding the proposed road alignment within the Development lining up with the existing roads in Block 41 extending to Weston Road

**Proposed Park Block on lands not part of the Applications**

- there are concerns regarding the location of the park block as it was previously shown entirely on the lands of non-participating landowners

## **Cost Sharing**

- landowners in the general area have installed oversized/extra depth sewer pipes in Block 33 and 41 to provide improved sewer conveyance for the future development of Block 41 which other abutting landowners may benefit from

These comments are addressed throughout this report.

## **Previous Reports/Authority**

Previous reports related to the applications can be found at the following links:

Block 34 West – Residential Lands, Committee of the Whole (Public Meeting) Report [February 28, 2023, Committee of the Whole Public Meeting \(Item 4, Report 12\)](#)

## **Analysis and Options**

***The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Greenbelt Plan and York Region Official Plan 2022***

**Provincial Planning Statement, 2024 ('PPS 2024')**

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Proposed Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services are proposed. The compact urban form and the opportunity to provide housing with varying unit sizes facilitate a higher density development consistent with the PPS. Staff are satisfied that the Proposed Development is consistent with the PPS.

**The Greenbelt Plan, 2017 ('Greenbelt Plan')**

The Greenbelt Plan is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape. The Subject Lands are identified as Protected Countryside and Natural Heritage System within the Greenbelt Plan. The Master Environmental Servicing Plan identified the following within the Block 34 W area: valley lands, permanent and intermittent streams, woodlands and wetlands, seepage areas and springs, fish habitat and potential significant wildlife habitat associated with the East Purpleville Creek.

The residential blocks are proposed outside of the Greenbelt Plan area. The open space block (Block 11) where no development is proposed, is within the Greenbelt Plan. On this basis, the Development conforms to the Greenbelt Plan.

#### 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. 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 Development requires an amendment to Vaughan Official Plan 2010***

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. More specifically, the Subject Lands are subject to VOP 2010 Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan.

The Subject Lands are identified in VOP 2010 as follows:

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – "Urban Structure" of VOP 2010
- "Greenbelt Natural Heritage System" on Schedule 4 – "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas"
- "Low Rise Residential" and "Greenbelt Natural System Area" in Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan, Schedule 2D to OPA 450 "Employment Area (Highway 400 North) Land Use Plan"

The "Greenbelt Natural Heritage System" designation encourages connectivity between natural heritage features and requires no negative effects on the features or their functions.

Policy 2.2.2.4 of VOP 2010 states that public ownership of major open spaces and natural features within Natural Areas is preferred, and Council will endeavor to acquire appropriate lands to contribute to the system. The open space block (Block 11) containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

The following amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 and 3:

- redesignate a portion of the Subject Lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”, as shown on Attachment 2
- increase the number of attached residential units in a townhouse row to seven

The “Mid Rise Residential” designation proposed permits mid-rise buildings over five storeys in height, up to a maximum of twelve storeys in height. Policy 9.2.2.3(d) of VOP 2010 allows for townhouses, stacked townhouses, and low-rise buildings within 70 metres of an area designated as “Low Rise Residential”. The “Mid Rise Residential” designation is proposed along the Weston Road frontage. Weston Road is a major arterial road which can support higher development density. Policy 7.5.1.1 of VOP 2010 encourages the provision of a full range of housing options where appropriate. The proposed Mid-Rise Block will provide for a diversity of unit types and sizes in the Development which will support the overall diversification of housing options and densities in Block 34 West.

Townhouse dwellings are permitted as part of a row of at least three and no more than six attached residential units. The rows of seven street townhouses are specific to Blocks 1 and 5 and are required to facilitate the development of 13 units within the two blocks south of Street ‘A-N’ and with the proposed configuration east of Street ‘B-N’. The additional unit within the row in Blocks 1 and 5 are a minor increase to the permitted unit count for a row, is appropriate within the context of the Development, and is compatible with the remaining townhouses in the Development.

Policy 9.1.2.1.a) of VOP 2010 states that new development shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. Policy 9.1.2.5 addresses such matters as the configuration and design of streets, the detailed approach to stormwater management, the protection and enhancement of the Natural Heritage Network, and the precise location of any parks and open spaces. The proposed road, stormwater management block (Block 32), and open space block (Block 33) adequately address these matters and ensures an orderly and comprehensive development. A public park is proposed for a block on the lands to the south (Cornice Developments Ltd. et. al., shown on Attachment #3) will not be situated on any non-participating lands, and will serve Block 34 West as a whole.

On this basis, the Development meets the general intent of VOP 2010 and can be supported.

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

- FD Future Development Zone, subject to site-specific Exception 14.1110 and EP Environmental Protection Zone by Zoning By-law 001-2021
- These Zones do not permit the proposed uses.
- The Owner proposes to rezone the Subject Lands to RM3 Multiple Unit Residential Zone, RT1 Townhouse Residential Zone, FD Future Development Zone, and EP Environmental Protection Zone together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1, Attachment 4.

The Development and Parks Planning Department can support the proposed zone categories on the basis that they conform to the “Low Rise Residential”, “Mid Rise Residential”, and “Greenbelt Natural System Area” designations in VOP 2010. The RM3 and RT1 Zones will provide for a variety of housing types with varying unit sizes. The EP Zone proposed on Block 11 will preserve key natural heritage features within the Greenbelt.

The proposed site-specific zoning standards identified in Table 1 on Attachment 4, would facilitate a development that is consistent with the policies of the PPS and will enable an appropriate level of intensification for residential development by providing a compact built form, flexibility in design, a better pedestrian realm relationship in addition to compatible residential uses of varying unit sizes in keeping with the Community Areas designation on Schedule 1 of VOP 2010.

The reduced 2.6 m rear yard setback is measured at a single point and will only be utilized by the northernmost unit in Block 1, which due to the configuration of the block, will have a smaller rear yard but a larger interior side yard. The 45-degree angular plane for the mid-rise residential block (Block 12) is proposed to not be applicable for buildings under 6-stories in height. The 45-degree angular plane is meant to provide a buffer between larger residential buildings and lower density residential development. If Block 12 is developed with townhouses or a low-rise building, this buffer would not be required. The block does not share any lot lines with the surrounding townhouse block, being separated on both sides by the proposed road network. This is anticipated to serve as an appropriate buffer to maintain privacy and sunlight conditions for any potential low-rise building.

Minor modifications may be made to the zoning exceptions identified in Table 1, Attachment 4 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

***A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City***

A Holding Symbol “(H)” is recommended to be placed on the Subject Lands zoned “RM3 Multiple Unit Residential Zone” until such time that Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. A condition to this effect is included in the Recommendations of this report.

***The Development and Parks Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan shown on Attachment 2 will create 7 residential blocks to be developed with 36 street townhouse dwellings and a mid-rise building, 1 future development block, 1 open space block, 1 block for the Trans Canada Pipeline and 1 block for a road widening. Streets ‘A-N’ and ‘B-N’, as shown in Attachment 2, forms part of the Subject

Lands and will be conveyed to the City. Development Engineering has red-lined the Draft Plan shown on Attachment 2, shifting the northwest property line of Block 1 eastward to create an additional Right-of-Way between Street 'B-N' and the northern boundary of the Subject Lands. The Development and Parks Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 2, subject to the Conditions of Approval in Attachment 5a) of this report.

### Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved urban design requirements and Architectural Control guidelines. Conditions to this effect are included in Attachment 5a).

### Tree Protection Agreement

The Owner shall provide a detailed Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition is included as Conditions of Approval in Attachment 5a).

### Financial Impact

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

### Operational Impact

***The Policy Planning and Special Programs ('PPSP') Department supports the Draft Plan, subject to Conditions of Approval***

The PPSP Department has advised that the valley lands, buffers, vegetation protection zones, and compensation areas (Block 11), are to be dedicated to the City.

The PPSP Department advised that the Sustainability Metrics Performance (SMP) package is required, and the Owner shall achieve the minimum threshold SPM score. A condition is included as Conditions of Approval in Attachment 5a).

### Archaeology

The Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 5a). The PPSP Department has no objection to the Development and has provided conditions of approval in Attachment 5a).

***The Development Engineering ('DE') Department supports the Development, subject to the conditions in this report***

The DE Department has provided the following comments:



### Municipal Servicing - Water

Block 34 West predominantly lies within Pressure District 7 ('PD7') of the York Water System. The top portion of the half-block lies within Pressure District 8 ('PD8'). The current proposal (per FP and P Water Supply Analysis) envisions a Pressure Reducing Valve ('PRV') located at the boundary of PD7 and PD8. Block 34 West is proposing to connect a 400mm-dia. watermain to the existing 450mm-dia. stub and to extend the water distribution system in a northerly direction to Kirby Road. The PRV chamber is envisioned to be constructed in advance to allow for a future inter-connection to the PD8 system. In the interim, Block 34 West will function on one PD7 feed.

The City's ultimate water distribution system envisions a PD7 watermain north along Weston Road and PD8 watermain west along Kirby Road from Jane Street to service the northern portions of Block 34 and the white-belt lands to the north. The PD7 watermain (north along Weston Road from Teston to Kirby Road) and PD8 watermain (along Kirby Road from Jane Street) are development charge recoverable projects. From a Regional water distribution system perspective, there is water distribution infrastructure that will be constructed including a Pressure District 8 (PD8) booster pumping station in the vicinity of the northwest corner of Jane Street and Teston Road, a PD8 watermain along Jane Street (from Teston Road to King Vaughan Road), two PD8 elevated water storage facilities, and a PD9 water booster station in the vicinity of Jane Street and Kirby Road. The proposed Regional water infrastructure projects will be constructed in phases and in-service by Q4-2025 and Q4-2028, respectively.

### Municipal Servicing - Interim Wastewater

The City completed its ISS Study (Final October 2021). The ISS Study developed servicing strategies to safely accommodate future new growth utilizing the City's existing local system on an interim basis prior to the availability of Regional infrastructure in 2028 and beyond. Block 34 West was considered a new growth area captured in the ISS Study. There were numerous options analyzed, however, the recommended option is to connect and outlet to the existing local sanitary sewer stub at the northeast corner of Weston Road and Teston Road. The ISS Study has confirmed the Corner Brook Crescent outlet through Block 32 West and southerly to York Region's Jane Rutherford Sanitary Trunk Sewer can support 12,425 persons equivalent (2,802 pe for B34W and 9,623 for B41) utilizing 370 L/c/d + 0.26 L/s/ha I-I, in the interim with minimal surcharging. Excerpts from the ISS Study are attached that identify the new-growth areas and design parameters for Block 34 West and Block 41.

### Municipal Servicing - Ultimate Wastewater

York Region completed a Class Environmental Assessment ('Class EA') study in 2019 to identify and evaluate practical sewage and water servicing alternatives for the Northeast Vaughan area. The Class EA Study was conducted under Schedule 'B' of the Municipal Engineers Association Municipal Class Environmental Assessment process approved under the *Environmental Assessment Act*. The Environmental Study Report ('ESR'), completed as part of the Class EA, identified a trunk sanitary sewer along Jane Street, a trunk sanitary sewer within an easement parallel to and just south of Rutherford Road and a trunk sanitary sewer along Keele Street. The Phase 1 trunk

sanitary sewer along Keele Street will be advanced by the Block 27 Developer Group and Phase 2 will be completed by York Region as scheduled. The Phase 1 and Phase 2 in-service dates are Q4-2025 and Q4-2028, respectively.

Block 34 West is tributary to York Region's Northeast Vaughan Sanitary Trunk Sewer and its outlet is at a proposed manhole at the northeast corner of Jane Street and Teston Road.

A condition is recommended requiring the owner to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment.

#### Environmental Engineering

Updated Environmental Site Assessment ('ESA') reports have not been included in the submission. The Owner is requested to submit updated Phase One and Phase Two ESAs and reliance letters for the ESAs for the whole of the Subjects Lands, A condition to this effect is included in Attachment 5a).

#### Sewage and Water Allocation

The Development will be allocated servicing capacity from the York Sewage Servicing / Water Supply System for 36 residential townhouse units (110 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months. A Holding Symbol ("H") shall be placed on the remainder of the Lands (Mid-Rise Residential portion of Draft Plans) until such time that Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. A condition to this effect is included in the Recommendations of this report.

#### Transportation

The Development will introduce an acceptable transportation impact to the surrounding network. However, a condition is recommended requiring a revision to the Transportation Impact Study included in Attachment 5a).

#### ***Cash-in-Lieu of the dedication of parkland is required***

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A condition to this effect is included in Attachment 5a).

#### ***Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage***

The development meets the criteria for 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.

***Other external agencies and various utilities have no objection to the Development***

The Development Finance Department, TransCanada PipeLines Limited, Ministry of Transportation, Alectra Utilities, Bell Canada, Rogers Communications Canada Inc., Canada Post, and Enbridge Gas Inc., have no objections to the Development, subject to the conditions included in Attachment 5.

The York Region District School Board, York Catholic District School Board, By-law & Compliance Licensing & Permit Services, Building Standards, Environmental Services Department, Ministry of Energy, Emergency Planning, NAV Canada, Fire & Rescue Services, and Forestry and Horticulture Operations, have no objections to the Development.

**Broader Regional Impacts/Considerations**

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 5b).

***The Toronto and Region Conservation Authority ('TRCA') has provided conditions of approval***

Significant portions of the broader Block 34 W lands, including the Subject Lands, are located within the TRCA's Regulated Area, with several natural features and hazards on or adjacent to the subject properties, including but not limited to the East Humber River valley corridor, headwater drainage features, wetland features and Regional Storm flood plain. Permits from the TRCA pursuant to the *Prohibited Activities, Exemptions and Permits Regulation* (Ontario Regulation 41/24), are required for any development or site alteration within the Regulated Area.

The TRCA has no objections to the Applications, subject to their conditions of approval included in Attachment 5c).

**Conclusion**

The Development and Parks Planning Department is satisfied the Applications are consistent with the PPS 2024, conform to the Greenbelt Plan, meet the general intent of VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

**For more information**, please contact Joshua Cipolletta, Planner, at extension 8112.

## **Attachments**

1. Context and Location Map.
2. Proposed Official Plan, Zoning, and Draft Plan of Subdivision File 19T-22V01(Red-lined).
3. Landscape Master Plan.
4. Zoning By-law 001-2021 Table 1.
5. Conditions of Draft Plan of Subdivision Approval File 19T-22V012.

## **Prepared by**

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