

## Committee of the Whole (Public Meeting) Report

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**DATE:** Wednesday, November 1, 2023

**WARD:** 1

**TITLE: TESTON ROAD LANDOWNERS GROUP  
OFFICIAL PLAN AMENDMENT FILE OP.23.008  
ZONING BY-LAW AMENDMENT FILE Z.23.016  
2863, 2889, & 2901 TESTON ROAD  
VICINITY OF JANE ST. AND TESTON RD.**

**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 to permit the development of 380 townhouse units comprised of 347 stacked back-to-back townhouses and 33 street townhouses with a Floor Space Index ('FSI') of 1.66 times the area of the lot as shown on Attachments 2 to 4.

**Report Highlights**

- The Owner proposes 380 townhouse units comprised of 347 stacked back-to-back townhouses and 33 street townhouses with a FSI of 1.66 times the area of the lot
- 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.23.008 and Z.23.016 (Teston Road Landowners Group) 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: 2863, 2889, & 2901 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 21, 2022

Date applications were deemed complete: Applications deemed Incomplete.

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

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.23.008 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), on the entirety of the Subject Lands as shown on Attachment 1 as follows:
  - a) to amend Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large-Lot Neighbourhoods to remove the Subject Lands from this overlay;
  - b) to amend Policy 9.1.2.4 of VOP 2010 respecting multiples lots in a designated Low-Rise Residential neighbourhood in an established Community Area to permit:
    - New dwellings to front and address both a public and a private street;
    - Private laneways to be used to provide frontage for residential dwellings;
    - A minimum of 4 townhouse units in a row;
    - A maximum of 8 dwelling units per Townhouse Block;
    - Stacked Back-to-Back Townhouses in the Low-Rise Residential Area;
    - Stacked Back-to-Back Townhouse units to front onto a public or private street;
    - Private laneways and walkways to be used to provide frontage for Stacked Back-to-Back Townhouses;
    - The facing distance between blocks of Townhouses, which are not separated by a public street to be a minimum of 15.0 m; and
    - A maximum density of 119 units per net residential hectare.
2. Zoning By-law Amendment File Z.23.016 to rezone the Subject Lands from "RE(EN) Estate Residential Zone" (Established Neighbourhood), "RE(EN) - 772 Estate Residential Zone" (Established Neighbourhood) subject to site specific exception 772 and "R3(H)(EN) – 622 Third Density Residential Zone" (Established Neighbourhood) subject to site specific exception 622, as shown on Attachment 1 to "RT1 – Residential Townhouse Zone" and "RM1 – Multiple Unit Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 and 2 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 6, 2023

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 Teston Road and Queensberry Crescent in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 200 m of the Subject and to anyone on file with the Office of the City Clerk having requested notice.

c) No comments have been received as of October 17, 2023, by the Development Planning Department.

**Previous Reports/Authority**

None.

**Analysis and Options**

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

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010')
- "Low-Rise Residential" with an "Established Large-Lot Neighbourhoods" overlay on Schedule 13 and Schedule 1B – Land Use by VOP 2010
- This designation permits townhouse dwellings subject to specific VOP 2010 policies
- An amendment to VOP 2010 is required to remove the lands from the "Established Large-Lot Neighbourhoods" on Schedule 1B – Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large-Lot Neighbourhoods of VOP 2010, and address specific policies pertaining to this overlay

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

Zoning:

- RE(EN) Estate Residential Zone (Established Neighbourhood), RE(EN) – 772 Estate Residential Zone (Established Neighbourhood) subject to site specific exception 772 and R3(H)(EN) – 622 Third Density Residential Zone (Established Neighbourhood) subject to site specific Exception 622 by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to "RT1 – Residential Townhouse Zone" and "RM1 – Multiple Unit Residential Zone" together with the site-specific exceptions in Table 1 and 2 to permit the Development, as shown on Attachment 2.

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 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 VOP 2010.</li> </ul>   |
| b. | Appropriateness of Amendments to VOP 2010 and Zoning By-law                                      | <ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed amendments, building height 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> </ul>   |
| c. | Related Draft Plan of Subdivision Application (19T-23V003)                                       | <ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.</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>   |

|    | <b>MATTERS TO BE REVIEWED</b>             | <b>COMMENT(S)</b>  |
|----|---|--|
| h. | Public Agency/Municipal Review            | <ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, and external public agencies and utilities, and the Public, Separate, and French School Boards.</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 provides a Gold score of 39.</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>  |
| l. | Affordable Housing                        | <ul style="list-style-type: none"> <li>▪ The Applications 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.</li> </ul>   |
| m. | City's Tree Protection Protocol ('TPP')   | <ul style="list-style-type: none"> <li>▪ There are 256 regulated trees on the Subject Lands, 120 of which are required to be removed to accommodate the proposed 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 tree(s) 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 Jane Street and Teston Road.</li> </ul>  |

|    | <b>MATTERS TO BE REVIEWED</b>                | <b>COMMENT(S)</b>  |
|----|--|--|
|    |  | <ul style="list-style-type: none"> <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> <li>▪ The Subject Lands are located on Teston Road, a Major Arterial Road (Regional) under the jurisdiction of York Region.</li> <li>▪ York Region will identify any required land conveyances.</li> </ul>                      |
| o. | Toronto Region Conservation Area (TRCA)      | <ul style="list-style-type: none"> <li>▪ The TRCA has noted that the Applicant will be required to obtain a permit pursuant to Ontario Regulation 166/06 should the development be approved as the Subject Lands are located within the TRCA's Regulated Area due to a stream corridor associated with a tributary of the Don River and provincially significant wetland (PSW) features.</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>○ Transportation Impact Study (TIS) in conformance with the City of Vaughan Terms of Reference;</li> <li>○ Transportation Demand Management Toolkit (TDM);</li> <li>○ Full detailed and dimensioned architectural plans with site statistics;</li> <li>○ Archaeological Assessment of Block D; and,</li> <li>○ Indigenous Consultation Report.</li> </ul> </li> </ul> |
| q. | Required Applications                        | <ul style="list-style-type: none"> <li>▪ The Owner is required to submit Development Approval Applications 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**

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.

## **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 Christina Ciccone, Senior Planner, Development Planning Department, ext. 8773.

## **Attachments**

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations
5. Site Specific Exceptions - Zoning Tables, By-law 001-2021

## **Prepared by**

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## **Approved by**



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## **Reviewed by**



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