

Committee of the Whole (1) Report

DATE: Wednesday, June 04, 2025

WARD: 2

TITLE: HIGHWAY 7 AND MARTIN GROVE LANDOWNERS -
OFFICIAL PLAN AMENDMENT FILE OP.22.007:
5655, 5657, 5731, 5767 AND 5781 HIGHWAY 7 AND 7700 AND
7714 MARTIN GROVE RD.,
SOUTH-WEST QUADRANT OF MARTIN GROVE ROAD AND
HIGHWAY 7

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval on an application to redesignate the subject lands to permit a high-rise mixed-use master-planned development that will provide up to 3,500 dwelling units, have a maximum building height of 28-storeys, a Floor Space Index of 5.95 times the net developable area of the subject lands and site-specific official plan policies, as shown on Attachments 2 to 7.

Report Highlights

- The Owner proposes amendments to the Official Plan to redesignate the subject lands to “High-Rise Mixed-Use” to facilitate a master-planned development with a maximum building height of 28 storeys, a Floor Space Index of 5.95 times the net developable area of the subject lands and site-specific official plan policies.
- The Development and Parks Planning Department supports the site-specific Official Plan Amendment subject to the conditions as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.22.007 (Martin Grove and Highway 7 Landowners) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
 - a) Redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”
 - b) Permit a maximum building height of 28-storeys
 - c) Permit a maximum Floor Space Index of 5.95 times the net developable area of the subject lands
 - d) Amend Volume 2 of Vaughan Official Plan 2010 by introducing a site-specific land-use policy for the subject lands as identified in Table 1 (Attachment 7), along with the following site-specific schedules:
 - Road Network schedule as shown in Attachment 5
 - Park Network schedule as shown in Attachment 6.

Background

Location: A consolidation of seven properties located at the south-west corner of Martin Grove Road and Highway 7, municipally known as 5655, 5657, 5731, 5767 and 5781 Hwy. 7 and 7700 and 7714 Martin Grove Rd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

An Official Plan Amendment Application has been submitted to permit a phased master plan.

Martin Grove and Highway 7 Landowners (the Owners) have submitted Official Plan Amendment File OP.22.007 (the Application) for the Subject Lands to facilitate a phased, high-rise mixed-used master plan development that will permit a maximum building height of 28-storeys, a maximum Floor Space Index of 5.95 times the net developable area of the Subject Lands, a new road network and park network along with site-specific policies and implementation provisions, as shown on Attachments 2 to 7.

The Official Plan Amendment (the Plan) includes 13 buildings with at-grade commercial uses, public and private roads to facilitate vehicular movement and active-transportation, and two new parks. Retail uses will amount to approximately 7,500 metres squared of gross floor area and will be distributed throughout the full build out of the master plan. Approximately 0.52 hectares of parkland space will also be dedicated to the City as part of the Plan. Public Parks will be provided in two locations with design and program details further assessed through subsequent development applications. When fully developed, the Plan will provide approximately 3,500 dwelling units which will accommodate up to 5,800 people and 200 jobs.

Should the Official Plan Amendment Application be approved, additional Development Applications will be required to facilitate the master plan.

Zoning By-law Amendment Applications

Should the Application be approved, individual landowners will be required to submit subsequent Zoning By-Law Amendment Applications to obtain appropriate zoning provisions to facilitate the redevelopment illustrated within the Plan. Site-specific Official Plan policies as identified in Table 1 of Attachment 7 will be applicable at the time of rezoning and other subsequent development applications, to ensure appropriate studies, servicing capacity and necessary municipal infrastructure improvements are in place and established to accommodate the anticipated redevelopment of each independent parcel. Through the rezoning process, the use of a Holding provision “(H)” may also be imposed, based on the requirements identified through this Plan, Vaughan Official Plan 2010, and the rezoning process.

Draft Plan of Subdivision Applications

Should the Application be approved, Draft Plan of Subdivision Applications will be required to create future development blocks, park blocks and public road dedications that align with the master plan envisioned within the Plan. Individual Draft Plan of Subdivision Applications must demonstrate conformity to the road and park network illustrated in the Plan. Site-specific policies within the Official Plan Amendment will require that Draft Plan of Subdivision Applications demonstrate compatibility with abutting properties to ensure phasing is being achieved in a practical and functional manner that aligns with the overall vision identified in Attachments 2 to 6.

Site Development Applications

Should the Application be approved, landowners will be required to secure site design details for each parcel through individual Site Development Applications. In accordance with Bill 109 (the *More Homes for Everyone Act, 2022*), the approval of Site Development Application has been delegated to the City of Vaughan Director of Development and Parks Planning. The future Site Development Applications will review building elevations, design layout, site access, landscape and screening details to ensure it meets city standard and the overall vision outlined in the site-specific Official Plan Amendment.

Draft Plan Condominium Applications

Landowners may be required to submit a Draft Plan of Condominium Application if condominium tenure is proposed in residential and mixed-use buildings. Further details will be required through subsequent development applications.

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

- Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): Jan.13, 2023
- Location of Notice Signs: Notice Signs were installed along Martin Grove Road and Highway 7 (two signs in total) in accordance with the City's Notice Signs Procedures and Protocols
- *Date of Public Meeting:* Feb. 7, 2023, date ratified by Council Feb. 22, 2023

- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 23, 2025.

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:

Land-Use Compatibility

- The proposed residential and commercial land uses will be within proximity to existing industrial uses to the south and the proposed land-use buffer may be insufficient to mitigate compatibility concerns.
- The supporting Land-Use Compatibility / Air Quality Study must consider future growth potential on abutting employment areas and its effects on the proposed residential and commercial uses proposed on the Subject Lands.
- Encroachment of 'sensitive land uses', including residential uses, may affect the integrity of the overall employment area.

Access, Traffic and Parking

- The Development will increase traffic congestion in the area and impact vehicle and pedestrian safety.
- Transportation improvements including increased road and transit infrastructure are needed to accommodate the increase in residential and commercial density.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the application and Subject Lands can be found at the following links:

[Martin Grove and Highway 7 Landowners, Public Meeting Report Feb. 7, 2023, Committee of the Whole Public Meeting \(Item 3, Report 8\)](#)

Analysis and Options

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

Provincial Planning Statement 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to section 3 of the Planning Act and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 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 Development facilitates a compact urban form through the intensification and redevelopment of existing commercial properties. Through the proposal, a variety of different housing opportunities will be created in a phased and coordinated manner that utilizes existing and planned municipal infrastructure.

The Provincial Planning Statement 2024 establishes policy directives for sensitive land uses abutting an employment area. The Subject Lands, through Vaughan Official Plan 2010, are designated “Mid-Rise Mixed-Use”, which permits residential and commercial uses as-of-right. The site-specific Official Plan Amendment contemplates an intensification by redesignating the Subject Lands as “High-Rise Mixed-Use”, which maintains the as-of-right permissions for residential and commercial uses.

Policy 3.5 of the Provincial Planning Statement 2024 is applicable with respect to the Official Plan Amendment, as it involves the intensification of residential and commercial uses which may be considered sensitive land uses that abut existing manufacturing and industrial operations. The site-specific Official Plan Amendment, if approved, will contain requirements for an updated Land Use Compatibility study that investigates appropriate mitigation measures and strategies for noise, vibration, dust, air quality, fire and safety hazards of industrial uses operating within the employment area and within the potential area of influence. Further details regarding these measures will be required through subsequent development applications, including zoning by-law amendments and draft plan of subdivision, and will be stipulated as policies within the Plan.

Based on these provisions, the Application is consistent with the Provincial Planning Statement 2024.

York Region Official Plan 2022

York Region Council adopted York Region Official Plan 2022 in June 2022. York Region Official Plan 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*, York Region Official Plan 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 York Region Official Plan 2022 designates the Subject Lands as “Urban Area” on Map 1 and “Community Area” on Map 1A, which permits a wide range of residential, commercial, industrial, and institutional uses. The Plan, which conforms to the York Region Official Plan 2022, provides for a denser and more intense development on parcels of land in proximity to a corridor where future transit investment and improvements are contemplated.

Vaughan Official Plan 2010

Vaughan Official Plan 2010 sets out the City’s general planning goals and policies that guide future land use. The Subject Lands are identified in Vaughan Official Plan 2010 as follows:

- “Community Areas” and within a “Regional Intensification Corridor” on Schedule 1 Urban Structure by Vaughan Official Plan 2010
- “Mid-Rise Mixed Use” on Schedule 13 – Land Use with the following height and density requirements as shown on Attachment 1:
 - a maximum permitted height of 10-storeys and a Floor Space Index of 3 times the area of the lot on the east portion of the Subject Lands at the intersection of Highway 7 and Martin Grove Road
 - a maximum permitted height of 8-storey and a Floor Space Index of 2.5 times the area of the lot on the remaining west portion of the Subject Lands
- The “Mid-Rise Mixed-Use” designation permits a range of uses including residential units, mid-rise, public, and private institutional building types, home occupations, community facilities, cultural uses, retail uses, office uses, parking garages, hotels, and gas stations.
- Amendments to Vaughan Official Plan 2010 are required to redesignate the Subject Lands from Mid-Rise Mixed Use to High-Rise Mixed Use to permit an overall maximum Floor Space Index of 5.95 times the net developable area of the Subject Lands, a maximum building height of 28-storeys, and the introduction of site-specific official plan policies as identified in Attachment 7 (Table 1).

A zoning by-law amendment is not proposed at this time.

Zoning:

- GMU General Mixed-Use Zone, subject to site-specific Exceptions 14.3, 73 and 482, and I1 General Institutional Zone by Zoning By-law 001-2021
- These Zones do not permit the proposed uses
- Zoning By-law Amendment applications will be required in the future to bring the zoning into conformity with Vaughan Official Plan 2010 and to facilitate the Development, should the Application be approved.
- A Holding Symbol “(H)” may be applied at the zoning stage based on the required provisions outlined in Vaughan Official Plan 2010, provisions outlined in the site-specific Official Plan Amendment contemplated for the Subject Lands, and any other provisions that may be identified through the review of subsequent development

applications, (Zoning By-law Amendment, Draft Plan of Subdivision and Site Development).

The Development and Parks Planning Department recommends approval of the Application.

Density

The Plan will permit a density of 5.95 times the net developable area of the Subject Lands. Density calculations on a site-by-site basis will be identified and monitored through the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted for each site within the Subject Lands. Landowners will be required to provide Floor Space Index calculations for both the individual redevelopment site and the cumulative Floor Space Index calculation for all approved/constructed buildings on the Subject Lands. This process will allow the City to track the cumulative density of the Subject Lands as each independent parcel is redeveloped. The Plan contains policies regarding density tracking, should the Application be approved, as shown in Attachment 7.

Land Use Compatibility

The Ministry of the Environment, Conservation and Parks (MECP) provides guidance for development in proximity to nearby industrial facilities, known as the D1 to D6 Guidelines. The guidelines focus on land uses that are incompatible with each other and provide separation distances (D6-3 guidelines) to ensure public safety. An industrial use is considered an incompatible use to nearby residential development (sensitive land uses). The D6-1 guidelines identify that industrial facilities are organized by classes based on their operations, intensity, and impact on surrounding land uses, with Class I facilities having the least impact and Class III facilities having the highest impact on surrounding land uses.

Policy 5.2.1.2 of Vaughan Official Plan 2010 provides regulations for development or redevelopment of lands to more sensitive land uses located within 500 metres of an employment area. This is required to identify the different industrial classes surrounding the proposed development and to evaluate strategies and mitigation measures to allow sensitive land uses to safely function within proximity to those industrial operations.

The Land Use Compatibility Study (Air Quality), dated April 22, 2022, prepared by RWDI Consulting Engineers and Scientists (Land Use Study) was submitted as part of the first submission in support of the Application. The Land Use Study identified the following Class I, II and Class III facilities immediately abutting the Subject Lands: 70 Regina Road (Cortina Kitchens Inc.), 20 Regina Road (Grafc International Laminating Corp.), 5732 Highway 7 (Ayman Fine Furniture), and 5770 Highway 7 West. The D6-3 guidelines recommend minimum separation distances between industrial facilities and sensitive uses, as follows:

- 20 metre separation distance is recommended for Class I facilities
- 70 metre separation distance is recommended for Class II facilities

- 300 metre separation distance is recommended for Class III facilities

Subsequent land use compatibility studies are required to be provided at the individual Zoning By-law Amendment stage to supplement the initial Land Use Study, and to confirm the industrial classes within the area of influence, including the identification of on-site and off-site mitigation measures and appropriate setback provisions in adherence with the D6-3 guidelines. These provisions will be incorporated into the site-specific policies as shown in Attachment 7 of this report.

Height, Built Form and Urban Design

The master plan shown on Attachments 2 to 6 is located within a Regional Intensification Corridor on Schedule 1 “Urban Structure” of Vaughan Official Plan 2010. Intensification corridors are areas where compact urban development is encouraged in conjunction with supportive transit and municipal infrastructure improvements. The massing and built form illustrated in the Application is conceptual for the purpose of the Official Plan Amendment. Detailed design and massing will be further articulated through subsequent development applications, specifically at the Zoning By-law Amendment, Draft Plan of Subdivision and Site Development stage. General urban design principles have been identified through the site-specific Official Plan Amendment policies on Attachment 7 and will be implemented through subsequent development applications along with supplementary studies, if required.

The Official Plan Amendment permits a maximum building height of 28-storeys. The master plan conceptualizes taller buildings closer to Highway 7 and shorter buildings along the southern property line, creating a transition between the most intensive forms of development on the Subject Lands and the existing employment areas to the south. In conjunction with updated supporting studies, including the Land Use Compatibility Study, design mechanisms may be imposed to set appropriate transitions along the interface of the neighbouring employment uses to the south. This will be achieved through appropriate setbacks, among other design features, that will be recommended through subsequent development applications.

The urban design principles outlined in the Plan are intended to encourage ‘fine-grained’ development along the street edge to help activate the public realm and road right-of-way. Placement and design of buildings as it relates to the public realm will require adherence to Section 9 of Volume 1 of Vaughan Official Plan 2010. These principles and policies have been incorporated into the Plan as shown in Attachment 7.

Parks and Open Space

The Plan includes two new public parks as shown on Attachments 2 and 6. Total parkland dedication will amount to 5,272.75 square metres (0.52 hectares) and will be conveyed through a future draft plan of subdivision application. Park ‘A’ will be approximately 3,212.40 square metres (0.32 hectares) and will be considered the primary park for the master plan given its central location. Park ‘B’ will be located along the western edge of the Subject Lands and function as a secondary park with a total area of 2,060.35 square metres (0.20-hectares).

The implementation of the park blocks will be secured and dedicated as a single coordinated conveyance. Partial and/or interim dedications may be considered where future development applications demonstrate a comprehensive strategy to achieve the complete park block. These policy provisions have been noted in the site-specific Official Plan Amendment as shown in Attachment 7.

Other forms of open space, including the use of Privately Owned Publicly Accessible Space (POPS) will be considered throughout the Plan. The use and function of Privately Owned Publicly Accessible Space will be further investigated through the redevelopment of individual sites and the subsequent development applications required to facilitate the proposal.

Phasing

The Plan is intended to be built out in multiple phases. Each phase will be based on the independent redevelopment of individual sites through subsequent planning applications for individual parcels. Phasing will generally occur in an east to west manner and will take into account municipal infrastructure improvements.

Individual Zoning By-law Amendment applications will be subject to municipal infrastructure improvements and site-specific technical studies based on the review of the proposal and the policy directives contained within the site-specific Official Plan Amendment and Vaughan Official Plan 2010.

Each phase within the Plan shall demonstrate the availability of adequate water, sanitary, stormwater, and transportation infrastructure to support each phase, and shall identify any improvements necessary to accommodate the development. In addition, each phase of development shall demonstrate its proportionate contribution to the 7,500 square metres of gross- floor retail space required for the full build out of the Plan. The Planning Justification Reports for subsequent planning applications shall also provide a rationale and demonstration for contribution to other commercial uses and community services that will be required to accommodate the population anticipated in the master plan.

Additional policy directives for Holding Symbol “(H)” provisions will be applicable
Policy 10.1.2.6 of Vaughan Official Plan 2010 provides directives of when Holding Provisions are applicable. The site-specific Official Plan Amendment expands on this provision and includes the following additional provisions to be taken into consideration:

- Provide Noise Reports necessary to determine if Class 4 Area designations are required for individual parcels within the Subject Lands and establish any potential mitigation measures as part of detailed design. For any parcels where a Class 4 Area designation has been recommended, the Holding Provision “(H)” will be removed upon completion of the Peer Review process for the noise study, to the satisfaction of the City;

- Provide Environmental Site Assessment Reports, and any subsequent reports as necessary to satisfy any additional requirements for remediation/Record of Site Conditions (RSCs) as per the City's *Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (January 2014)*. Upon completion of all assessments, a reliance letter completed in accordance with the City's reliance letter template will be required for all submitted reports;
- Provide Transportation Reports and transportation design solutions as it relates to road network and intersections that are to the satisfaction of the City and York Region;
- Provide Functional Servicing Reports analyzing any and all public and private infrastructure required to be designed and constructed to support each phase of the development such as sanitary sewers, water supply and stormwater management facilities on and off-site to accommodate the various phases of development.

These additional provisions may be utilized as holding requirements and/or in conjunction with any noted site-specific policies identified in the Plan.

The Development and Parks Planning Department supports the Application subject to the site-specific policies contained within the Plan.

The Plan will facilitate a master plan community that will redesignate the Subject Lands to High-Rise Mixed-Use, increase the height provision to 28-storeys and permit a density of 5.95 times the net developable area for the Subject Lands. Under the policies provided within the Plan, the Development and Parks Planning Department can support the Application. The redesignation represents an intensification of existing uses that is already permitted under Vaughan Official Plan 2010. The Subject Lands also front along a regional corridor where higher-order transit is contemplated. The Plan will be supported by transit improvements proposed along Highway 7, including a Bus Rapid Transit line. The Plan will also increase the City's housing supply in a manner that is economically and environmentally sustainable by repurposing under utilized lands within the City's existing urban boundary. This approach aligns with the province's vision under the Provincial Planning Statement 2024 of providing additional compact housing that is transit-supportive.

The Subject Lands are suitable for land use intensification, provided development of the Plan is done in a coordinated and phased manner that address required municipal infrastructure to accommodate the anticipated growth. The implementing Official Plan Amendment, if the Application is approved, provides policy provisions that supports this requirement. As such, the Development and Parks Planning Department can support the Application.

Financial Impact

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

Operational Impact

The Development Engineering Department supports the Application, subject to the site-specific policies contained within the Plan.

The Development Engineering Department supports the Application subject to the following comments:

Road Network

The Plan contains a new road network that includes three new public roads and one private street and several private driveways. The road network as shown on Attachments 2 and 5 will be designed to accommodate on-street lay-by parking along with bicycle lanes and sidewalks to encourage active transportation. 'Street C' will function as the main collector road for the Subject Lands while 'Street B' and 'Street A' will serve local purposes. Implementation of the road network will be secured at the draft plan of subdivision and site development application stage.

The conveyance of lands required for new public roads to the city will require consistency with this road network and will be secured for individual parcels as the Subject Lands develops. Interim road network conditions may be imposed as the Plan develops but will require confirmation of its practicality and functionality through the required transportation studies to the satisfaction of the City. The Plan contains site-specific policies with regard to the development of the road network.

Water

The Development Engineering Department has reviewed the Master Functional Servicing Report (MFSR) report prepared by Schaeffers and dated May 2024. The Subject Lands are located within Pressure District 4 of the York Water System. Results from the completed Integrated Urban Water Master Plan indicate that no water distribution system improvements are required to accommodate the density and growth contemplated on the Subject Lands through the Plan.

Sanitary

The City's wastewater model indicates that the level of development contemplated through the Plan will result in surcharging in the Rainbow Creek Sub-trunk, upstream of York Region's wastewater system. The Development Engineering Department notes that confirmation should be sought in subsequent development applications if any of York Region's West Vaughan Sanitary Trunk Sweer outlets can be utilized to capture the ultimate drainage contemplated in the Plan.

The Development Engineering Department recommends site-specific policies within the Plan requiring an updated functional servicing report for each phase of development with the Subject Lands. Updates to the functional servicing report along with coordinated strategies to accommodate wastewater service capacity for the anticipated growth will be captured at the detailed design stage, specifically through subsequent

zoning by-law amendment and draft plan of subdivision applications. Holding provisions may also be applicable until such requirements are to the City and Region's satisfaction.

Stormwater

Stormwater will be captured through superpipes within the road-right-of-way of the proposed development. The City's Non-Conventional Stormwater Management Facility policy, procedure, and criteria shall apply for the Plan. Each phase of development within the Subject Lands will require an updated functional servicing report to the satisfaction of the City. This has been incorporated into the site-specific policies of the Official Plan Amendment.

Based on the policy provisions proposed within the Plan, The Development Engineering Department is satisfied with the Application.

Noise Assessment

The Environmental Engineering division for the Development Engineering Department has reviewed the Environmental Noise and Vibration Assessment dated April 2022 and prepared by SLR Consulting (Canada) Ltd. The assessment noted that a Class 4 Area designation will be required for areas within the Subject Lands that will have potential noise impact. Individual noise assessments will be required through subsequent Zoning By-law Amendment applications to confirm where Class 4 Area designations will be appropriate.

Environmental Engineering

The Environmental Engineering division of the Development Engineering Department notes that the Phase One and Two Environmental Site Assessments can be completed at the Zoning By-law Amendment and Draft Plan of Subdivision application stage for each site, with any requirements for remediation and Record of Site Conditions (RSCs) implemented as Draft Plan Conditions and/or Holding Symbol conditions. If approved, the Official Plan Amendment will identify these requirements as site-specific zoning and potential Holding Symbol provisions at the Zoning By-law Amendment application stage.

Air Quality Study

The Environmental Engineering division for the Development Engineering Department has reviewed the "Martin Grove Road and Highway 7, Vaughan, Ontario, Land-use Compatibility Study Air Quality", dated April 22, 2022, prepared by RWDI. The Air Quality Study concluded that the Subject Lands are potentially located in an area-of-influence due to its proximity to neighbouring employment uses. Based on the initial study it has been advised that mixed-use development, as contemplated in the Plan is feasible provided mitigation measures are incorporated into the design of each building. Environmental Engineering will require updated Air Quality studies that are to the satisfaction of the City at the subsequent rezoning, draft plan of subdivision and site development stage, to secure mitigation and design measures for individual redevelopment sites within the Subject Lands. This will be incorporated as site-specific policies for this Plan and may also be used as a Holding provision if required.

Based on these policy provisions along with the Environmental Site Assessment provisions, Development Engineering's Environmental division is satisfied with the Official Plan Amendment for the Subject Lands.

Sewage and Water Allocation

Vaughan Council must adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning servicing capacity to the Subject Lands. Allocation of Service will be considered as a condition of Site Plan Approval through the Site Development stage.

Transportation

The Owners submitted a study entitled "*Martin Grove & Highway 7 Master Plan Proposed Mixed-use Development – Transportation Considerations Update Report Official Plan Amendment & Response to Comments #2*" in support of the Plan. The Transportation division of the Development Engineering Department has reviewed the study as relates to the Transportation schedule proposed for this Plan.

In order to achieve the road network illustrated in the Plan, Development Engineering requires that subsequent phases provide update studies addressing the design of the proposed signalized intersection proposed at 'Street C' and Martin Grove Road. The design will be to the satisfaction of the City and Region. The Plan also does not preclude the ability for the road network to secure a connection to Regina Road to improve connectivity to neighbouring lands to the south and to relieve anticipated traffic as an alternative to the 'Street C' and Martin Grove Road intersection. This arrangement will help address northbound queueing at 'Street C' and Martin Grove Road which can occur at first phase of development. The Plan contains site-specific policies requiring updated transportation studies be provided at the rezoning and draft plan of subdivision stage. Based on these provisions Development Engineering's Transportation division is satisfied with the Official Plan Amendment for the Subject Lands.

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

The Plan meets the criteria for CBC being five or more storeys and 10 or more units. The City passed the CBC By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits. Community Benefits will be captured through subsequent Development Applications, specifically through independent Zoning By-law Amendment Applications.

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

The York Catholic District School Board, York Region District School Board, Alectra Utilities, Bombardier, Nav Canada, Rogers Communication Inc. Enbridge Gas Inc., and Hydro One Network Inc., have no objections to the Application. If approved by Council further comments may be provided through subsequent development applications, i.e. Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest roads and servicing infrastructure. York Region has no objection to the approval provided updated technical studies in support of the redevelopment of the Subject Lands are provided through subsequent development applications, specifically at rezoning and draft plan of subdivision. The Owners are required to satisfy all York Region requirements, through the policies contained in this Plan and through subsequent development applications.

The Toronto and Region Conservation Authority (TRCA) has no objection to the Application and defer stormwater management measures to the City of Vaughan.

The Subject Lands are outside both the TRCA's Regulated Area and the Well Head Protection Area (WHPA-Q). The Application will generate no direct discharge into nearby watershed or watercourse. The TRCA has deferred the review of stormwater management measures and design to the City of Vaughan.

Conclusion

The Development and Parks Planning Department is satisfied that the Application is consistent with the Provincial Planning Statement 2024, conforms with the York Region Official Plan 2022 and Vaughan Official Plan 2010, and is appropriate for the development of the Subject Lands. The Plan is considered appropriate and compatible with existing and surrounding planned land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report.

For more information, please contact OluwaKemi (Kemi) Apanisile, Senior Planner, at extension 8210.

Attachments

1. Context and Location Map
2. Conceptual Master Plan
3. Conceptual Building Elevations – North and East
4. Conceptual Building Elevations – South and West
5. Road Network Schedule
6. Park Network Schedule
7. Table 1: Proposed Site-Specific Policies to Official Plan Amendment

Prepared by

OluwaKemi (Kemi) Apanisile, Senior Planner, ext. 8210

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529