

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, September 15, 2020

WARD(S): 3

**TITLE: CALLOWAY REIT (400 AND 7) INC.
OFFICIAL PLAN AMENDMENT FILE OP.19.012
ZONING BY-LAW AMENDMENT FILE Z.19.036
137 CHRISLEA ROAD, 57 AND 101 NORTHVIEW BOULEVARD
VICINITY OF HIGHWAY 7 AND HIGHWAY 400**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.012 and Z.19.036 for the subject lands shown on Attachment 1. The Owner, in advance of the completion of the Weston 7 Secondary Plan, seeks approval of a masterplan, as shown on Attachments 2 to 4, to permit a proposed development consisting of buildings ranging in height from 8 to 45-storeys, with a total of 3,962 apartment units, a retail gross floor area of 4,273 m² and a Floor Space Index of 5.84 times the area of the subject lands.

Report Highlights

- To receive input from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment applications to permit a masterplan comprised of buildings ranging in height from 8 to 45-storeys, a total of 3,962 apartment units, a retail gross floor area of 4,273 m² and a Floor Space Index of 5.84 times the area of the subject lands
- Official Plan Amendment and Zoning By-law Amendments are required to permit the proposed development

Report Highlights Cont'd

- The development is located within the Weston 7 Secondary Plan Area. The Owner proposes to obtain approval of the applications prior to the completion of the Weston 7 Secondary Plan Study. Should Council approve the Recommendations in this report, Staff will work with the Owner to identify the amount, extent and location of development which could occur in advance of the Secondary Plan being considered by Council
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

Recommendations

1. THAT should Council approve the applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council, Staff be directed to work with the Owner to identify the amount, extent and location of development on the subject lands which could occur in advance of the Secondary Plan being considered by Council.
2. THAT should Council approve, Staff be directed to continue to process Official Plan Amendment and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) Inc.) and receive technical comments.
3. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.012 and Z.19.036 (Calloway REIT (400 and 7) 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

The subject lands (the 'Subject Lands') shown on Attachment 1 are municipally known as 137 Chrislea Road, 57 and 101 Northview Boulevard and are located at the northwest corner of Highway 400 and Highway 7. The surrounding land uses are shown on Attachment 1. Three multi-unit commercial buildings currently exist and operate on the Subject Lands.

Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development in advance of the completion of the Weston 7 Secondary Plan

Calloway Reit (400 and 7) Inc., (the 'Owner') has submitted the following applications (the 'Applications'), in advance of the completion of the Weston 7 Secondary Plan, to permit a proposed masterplan consisting of buildings ranging in height from 8 to 45-stories, with a total 3,962 apartment units, a total retail gross floor area ('GFA') of

4,273m² within Blocks E and F and a maximum Floor Space Index ('FSI') of 5.84 times the area of the Subject Lands (the 'Development'), as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.19.012 to amend City of Vaughan Official Plan 2010 ('VOP 2010') to:
 - redesignate the Subject Lands from "Community Commercial Mixed-Use" and "High-Rise Mixed-Use" to "High-Rise Mixed-Use" with a maximum building height of 45-storeys and an FSI of 5.84 times the area of the Subject Lands, whereas neither a maximum building height nor an FSI are prescribed by VOP 2010
 - permit a maximum of 3,962 apartment units
 - establish a policy framework for the redevelopment of the Subject Lands
 - site-specific amendments, but not limited to Policy 9.2.3.6 High-Rise Buildings
 - exempt the Development from Policy 10.1.1.6 to permit amendments to VOP 2010 and Zoning By-law 1-88 prior to the adoption of the Weston 7 Secondary Plan

The proposed Official Plan Amendment containing the policies and schedules submitted by the Owner is included as Attachment 5.

2. Zoning By-law Amendment File Z.19.036 to amend Zoning By-law 1-88 to maintain the "C10 Corporate District Zone" and permit site-specific zoning exceptions to permit the proposed Development shown on Attachments 2 to 4.

The proposed Zoning By-law Amendment containing the zoning exceptions and schedules submitted by the Owner is included as Attachment 6.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: August 21, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and 3 Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area within 750 m of the Weston 7 Secondary Plan Area boundary as shown on Attachment 1, to the Weston Downs Ratepayers Association and those individuals having requested notice.

- c) Comments Received

The Development Planning Department received written comments from the following (as of August 21, 2020):

- J. Losiggio, no address provided, email dated May 6, 2020
- V. Lacaria, Polo Crescent, email dated May 6, 2020
- R. Salerno, no address provided, email dated May 6, 2020
- R. Singh, Velmar Drive, email dated May 7, 2020
- F. and M. Stirpe, email dated May 19, 2020
- J. Tersigni, JDF Realty Ltd., email dated June 18, 2020
- A. Quigg and S. Albanese, IBI Group, email dated July 8, 2020

The following is a summary of the comments provided in the written correspondence received to date. The comments have been organized by theme as follows:

Virtual Public Meetings

- holding a virtual public meeting during a global pandemic assumes all residents have the technology or the technical knowledge to participate and express their concerns
- a moratorium should be placed on all public hearings until residents have a fair chance to assemble and fully respond.
- the Ministry of Municipal Affairs and Housing has suspended several *Planning Act* deadlines
- a virtual public meeting is insufficient for residents to respond in a full and fair way

Traffic and Congestion

- the Applications and the neighbouring Wedgewood Columbus Limited (Attachment 1) applications contain a total 5,965 residential apartment units and will add to an already congested area and to the traffic gridlock

Any additional written comments received will be forwarded to the Office of City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The following is the link to the Weston 7 Secondary Plan Study (Phase 1) report: [June 19, 2019 Council Weston Road and Highway 7 Secondary Plan Study - Phase 1 Status Update \(Item 1, Report No. 23\)](#)

Analysis and Options

The Subject Lands are located within an area identified as the Weston Road and Highway 7 Secondary Plan Area. The Owner is seeking a site-specific approval to proceed in advance of Council approval of the Plan

VOP 2010, Schedule 14A - Areas Subject to Secondary Plans, identifies the Subject Lands as being located within the Weston Road and Highway 7 Secondary Plan Area (the 'Weston 7 Secondary Plan'). The Weston 7 Secondary Plan is comprised of a 129ha area surrounding the Weston Road and Highway 7 intersection, bounded by Fieldstone Drive and Portage Parkway to the north, the Highway 400 corridor to the east, the Highway 407 corridor to the south, and Ansley Grove Road/Whitmore Road to the west (Attachment 1). The study area is located immediately to the west of the VMC, the City's planned downtown, primary growth node and Urban Growth Centre as identified in A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019.

Vaughan Council on June 12, 2019, received the Weston 7 Secondary Plan Phase 1 final report and directed Staff to proceed with the request for proposal for Phases 2 and 3 based on the findings of the Phase 1 Report. The objective of Phase 1 (Background) of the Weston 7 Secondary Plan Study included the development of a long-term vision, a draft of three conceptual emerging land use scenarios showing how the character and function of the area can develop in the future and a set of guiding principles including:

- policies in the Weston 7 Secondary Plan will consider the plan area's relationship with the VMC, and with other Primary Centres within the City to ensure the City's urban hierarchy, as shown on Schedule 1 - Urban Structure of VOP 2010, is maintained
- a clearly defined role for the Weston and Highway 7 area within the City of Vaughan in order to ensure it complements other Primary Centres and the VMC, rather than competing with them
- while most of the Weston 7 Secondary Plan area will be planned to be a mixed-use community, policies should build on the current strengths of the area, as a commercial, cultural and entertainment destination

The City has initiated Phase 2 of the Weston 7 Secondary Plan. The preferred land use scenario(s) in Phase 2, will establish the appropriate land uses, building heights and densities and policies to support the area's planned character and function. A Transportation Master Plan ('TMP') forms part of the Phase 2 work.

The Policy Planning and Environmental Sustainability Department ('PPES') has retained a consultant team led by The Planning Partnership for the Weston 7 Secondary Plan Study and WSP for the TMP (Phase 2 and 3 Development of Secondary Plan and Implementation). The Weston 7 Secondary Plan Study is scheduled to be completed by Q4 2021.

Official Plan and Zoning By-law Amendment applications (Wedgewood Columbus Limited - Files OP.19.015 and Z.19.039 - Attachment 1) for the property at 7887 Weston

Road, have also been submitted in advance of the completion of the Weston 7 Secondary Plan Study. A separate report addressing these applications is provided as part of this Committee's (Public Hearing) Agenda under separate cover.

VOP 2010 includes policies regarding the processing of a development application in required Secondary Plan Areas

VOP 2010 includes the following policies regarding the consideration of a development application where a Secondary Plan has not been completed or commenced by the City:

Policy 10.1.1.6 states: "That where it has been determined that a Secondary Plan is required but not yet completed, no amendments to this Plan or the zoning by-law will be permitted without prior or concurrent adoption of the Secondary Plan for that area."

Policy 10.1.1.13 states: "That upon direction by Council to staff to proceed with the processing of a development application in advance of the Secondary Plan, it will be required that the Owner attend a pre-application consultation meeting with appropriate staff at which meeting the requirements for various studies will be established, to the satisfaction of the City, to be undertaken as part of a complete application."

Policy 10.1.1.9 of VOP 2010 also enables the City to request additional studies in support of a development application, it states (in part) "That in addition to the studies listed in Policy 10.1.3.3, the City may require the preparation of additional studies...as determined through the Pre-Consultation Meeting."

A Pre-Application Consultation ('PAC') meeting was held on November 29, 2019, whereby City and external public review agency staff identified the submission requirements for the development applications.

The intensity of development proposed by the subject Applications, and the applications submitted by Wedgewood Columbus Limited Files OP.19.015 & Z.19.039 (Attachment 1), together represent a significant portion of the northeast quadrant of the Weston 7 Secondary Plan Area.

In consideration of the policies of VOP 2020, should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the Applications.

The Development does not conform to VOP 2010

The Subject Lands are designated "Community Commercial Mixed-Use" and "High-Rise Mixed-Use" with no prescribed maximum building height or density (FSI) by VOP 2010. The "High Rise Mixed-Use" designation abutting Highway 7 (Attachment 2) permits a High-Rise Building type identified in VOP 2010 as generally being a building over

twelve-storeys in height. “Community Commercial Mixed-Use” areas are predominantly commercial areas appropriate for non-residential intensification making efficient use of existing or planned rapid transit and transit investments. These areas are planned to be developed with commercial buildings with a variety of business uses to occur in proximity to each other in order to assist the City in achieving its intensification objectives and meeting the commercial needs of residents and businesses. The Development does not conform to VOP 2010.

The Subject Lands are located within an Intensification Area - Primary Centre, identified on Schedule 1 - Urban Structure of VOP 2010. These lands have access to and frontage onto a “Regional Rapid Transit Corridor” (Highway 7) and are within walking distance to a “Regional Transit Priority Network” (Weston Road). There is an existing bus rapid transit service on Highway 7 connecting to the Vaughan Metropolitan Centre (‘VMC’) mobility hub transit spine (consisting of the VMC subway station, SmartVMC bus terminal and the Highway 7 Bus Rapid Transit (‘BRT’) at Millway Avenue) approximately 1.5 km east of the Subject Lands. A BRT Transit stop is also located at Highway 7 and Weston Road.

The Provincial Growth Plan identifies Strategic Growth Areas (‘SGAs’) as areas for intensification. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (‘Growth Plan’) identifies SGAs as areas planned to accommodate intensification and higher density mixed uses in a more compact built form. SGAs include Urban Growth Centres (‘UGC’s’), Major Transit Station Areas (‘MTSAs’) and other intensification areas. UGCs in York Region include the Vaughan Metropolitan Centre (‘VMC’), Richmond Hill Centre/Langstaff Gateway, Markham Centre, and Newmarket Centre.

The Growth Plan defines MTSAs as: “the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.”

The Subject Lands are located within the draft MTSA boundary (identified by York Region as MTSA 11) being the Weston Bus Rapid Transit (‘BRT’) Station located approximately between 175 m to 680 m away from the Subject Lands and connects to the VMC mobility hub transit spine. This spine consists of the VMC subway station, SmartVMC bus terminal and Highway 7 Bus Rapid Transit (‘BRT’) at Millway Avenue located approximately 1.5 km east of the Subject Lands.

Primary Centres are to be developed as transit-oriented, pedestrian-friendly places to support residents of the Primary Centre while facilitating an appropriate transition to the neighbouring community areas. They are intended to provide uses to serve the Community Areas of the City, including retail, institutional, office and human service uses. VOP 2010 states it is Council policy that Primary Centres shall be planned to develop with a mix of housing types and tenures, including housing suitable for seniors

and families with children and affordable housing; mix of non-residential uses including retail, office, institutional, community facilities, and human services; densities supportive of planned public transit; and a fine grain network of streets suitable for pedestrians and cyclists, among others. They are to encourage a pedestrian-friendly built form by locating active uses at grade and be designed and developed to implement appropriate transition of intensity and use to surrounding Community Areas.

Policy 2.2.1.1 of VOP 2010 establishes a hierarchy of Intensification Areas ranging in height and intensity of use with the VMC being the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The VMC is planned to be the location of the tallest buildings and most intense concentration of development within the City of Vaughan. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high and mid-rise buildings, developed at an intensity supportive of transit.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C10 Corporate District Zone”, subject to site-specific Exception 9(1209) by Zoning By-law 1-88. The Owner is proposing to maintain the “C10 Corporate District Zone” together with site-specific exceptions. The Development does not comply with Zoning By-law 1-88 and therefore, a Zoning By-law Amendment application is required to implement the Development.

The proposed Zoning By-law Amendment, as submitted by the Owner, is included as Attachment 6. 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 further detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies/Plans, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies of the <i>Provincial Policy Statement</i> (the ‘PPS’), <i>A Place to Grow: Growth Plan for the Greater Golden Horseshoe</i> (2019) (the ‘Growth Plan’), the York Region Official Plan, Weston 7 Secondary Plan and VOP 2010 Official Plan policies

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the Proposed Redesignation and Site-Specific Official Plan Amendments and Consideration of the Applications in advance of Council's approval of the Weston 7 Secondary Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Weston 7 Secondary Plan Area, which is not approved at this time ▪ Should Council approve the Recommendations in this report, Staff will continue to work with the Owner to identify the amount, extent and location of development on the Subject Lands which could occur in advance of the Secondary Plan being considered by Council and continue to process the applications ▪ The Applications will be reviewed in consideration of the required deliverables of the Weston 7 Secondary Plan Study, but not limited to, the draft Land Use Plan to determine the appropriate land uses, built form, building height limits, density and building typologies consistent with Vaughan's City-Wide Urban Design Guidelines to support the proposed MTSA's and the Regional Intensification Corridor, Affordable Housing Strategy Report, analysis of parkland requirements in intensification areas, and the transportation network assessment and evaluation ▪ Any portion of the Subject Lands considered in advance of the completion of the Weston 7 Secondary Plan will be reviewed in consideration of any emerging policies from the Secondary Plan study and the VOP 2010 policies, including but not limited to the following: <ul style="list-style-type: none"> - High-Rise Mixed-Use - High-Rise Buildings - Intensification Areas - Primary Centres - Regional Intensification Corridors - Major Retail Uses - Secondary Plan Policies

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Appropriateness of the proposed building heights and density, road and pedestrian network, and land use - Transportation network assessment - Affordable Housing Policies - Park and Open Space and Recreation Policies
c.	<p>The proposed Master Plan Demonstrates Competing Building Heights and Density with the Vaughan Metropolitan Centre ('VMC')</p>	<ul style="list-style-type: none"> ▪ The VMC is intended to contain the tallest buildings and greatest densities as planned through VOP 2010 (Section 2.2.5 Intensification Areas). It is also the only Regional Centre in the City of Vaughan. The VMC is also designated in the Growth Plan (2019) as an Urban Growth Centre ('UGC'). UGCs are to become focal areas for commercial, recreational, cultural and entertainment uses; accommodate and support the transit network at the regional scale; and accommodate significant population and employment growth ▪ When the VMC Secondary Plan was approved, the lands west of Highway 400, within the former Vaughan Corporate Centre, identified as the Weston Road and Highway 7 Secondary Plan separate and distinct from the VMC ▪ The proposed building heights and density are comparable and, in some cases, exceed many of the approved and in-progress applications in the VMC, the City's downtown. The proposals are separated by Highway 400 and within a Primary Centre as identified in VOP 2010 (Schedule 1 - Urban Structure). In consideration of the fundamental principle outlined in Phase 1 of the Weston 7 Secondary Plan vision statement and the Urban Structure established in VOP 2010, this area should not compete with the planned function of the VMC, but should become a complete community

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>supportive of transit and mixed-use development appropriate for a Primary Centre.</p> <ul style="list-style-type: none"> ▪ The urban structure of the VMC Secondary Plan includes an intentional transition in heights, densities and land uses towards the boundaries of the downtown, including the frontage along Highway 400 which is designated with an east-west employment precinct and neighbourhood precinct permitting a maximum range of building heights from 10 to 25-storeys, and maximum FSI range from 3.5 to 4 north of Highway 7. Analysis of the contextual relationship, transition and scale should be considered carefully through the review of the Applications ▪ The VMC Secondary Plan Update has been initiated and will include collaboration between the VMC and Weston 7 Secondary Plan consultant teams
d.	Comprehensive Review	<ul style="list-style-type: none"> ▪ The Applications will be considered comprehensively with the existing and proposed development in the northeast quadrant of the Weston 7 Secondary Plan Area, including the proposed development by Wedgewood Columbus Limited for 4 mixed-use apartment buildings on 7887 Weston Road (Attachment 1), with building heights ranging from 40 to 49-storeys and an FSI of 9.61 times the area of the lot ▪ Transportation studies must investigate both site-specific and wider area transportation impacts while ensuring that potential improvements satisfy any future concerns and/or any upgrades needed to the entire area. The Development may need to be modified to protect for and not preclude the transportation network(s) and infrastructure improvements implemented through the completed Weston 7

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Secondary Plan and Transportation Master Plan</p> <ul style="list-style-type: none"> ▪ The studies submitted in support of the Applications will be reviewed to ensure they comprehensively address matters related to land use, built form, transportation, phasing, servicing, open space and community uses ▪ The studies must satisfy all requirements of the Ministry of Transportation Ontario and York Region
e.	Appropriateness of Proposed Site-Specific Zoning Exceptions Site-Specific and Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 identified on Attachment 6 required to implement the Development will be reviewed in consideration of the existing and planned surrounding land uses and potential consideration of inclusionary zoning as a tool to achieve affordable housing maybe deemed appropriate through the Weston 7 Secondary Plan and/or review of the Applications
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Legal Survey Plan - Context Map - Concept Plan - Site and Building Cross Sections - Pedestrian and Bicycle Circulation Plan - Phasing Plan - Landscape Master Plan - Park and Open Space Master Plan - Transportation Impact Study and Parking Study - Planning Justification Report

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Community Services and Facilities Study - Aerial Orthophotograph - Draft Official Plan Amendment - Draft Zoning By-law Amendment - Functional Servicing Report - Stormwater Management Report - Master Environmental Servicing Plan - Shadow Study - Sustainability Matrix Report - Urban Design and Sustainability Guidelines - Air Quality Assessment - Arborist Report - Aviation Report - Functional Servicing and Stormwater Management Report - Geotechnical Report - Hydrogeological Report - Noise Study - Wind Study - Tree Inventory and Protection Plan <ul style="list-style-type: none"> ▪ These studies and reports are available on the City's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) ▪ Additional studies and/or reports may be required as part of the development application review process. ▪ The Applications and supporting documents must be reviewed by the appropriate external public review authorities including York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation Ontario. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the review agencies
g.	Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the comments provided by the

	MATTERS TO BE REVIEWED	COMMENT(S)
		City of Vaughan Design Review Plan ('DRP') on February 27, 2020
h.	School Boards	<ul style="list-style-type: none"> ▪ The Applications have been circulated to the York Region District, York Catholic District School Boards and Conseil Scolaire de District Catholique for review and comment ▪ The York District School Board has identified the processing of the Applications within the Weston 7 Secondary Plan Area should not proceed prior to the completion of the Secondary Plan process. The process would determine the land uses within the entirety of the area including the designation of a school site to the satisfaction of the School Board to ensure the provision of adequate pupil accommodation
i.	Parkland/Recreational Opportunities	<ul style="list-style-type: none"> ▪ Parkland requirements will be determined through the approved Weston 7 Secondary Plan Study. Parkland can be secured on the Subject Lands or the Owner could seek to secure lands off-site for parkland purposes. Further dialogue with the Owner and the broader landowners will be required as part of the application review process to determine opportunities to secure sufficient parkland. This matter can be addressed either through Parkland Agreements, the provision of temporary amenity spaces and/or Public Indoor Recreation spaces within the Development or on the Subject Lands, and/or in close proximity. A paramount principle will be to ensure that sufficient parkland/recreational opportunities are provided for the future residents of the Development and existing residents in nearby communities

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Owner shall convey land at the rate of 1 hectare per 300 units and/or pay to the City of Vaughan by way of certified cheque, Cash-in-Lieu of the dedication of parkland at the rate of 1 hectare per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu Policy and to the satisfaction of the Real Estate Department
j.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of Regional water and sewage servicing capacity will be assessed at the site plan approval stage. Should the Applications be approved a Holding Symbol “(H)” may be applied to the Subject Lands if servicing is unavailable. Removal of the Holding Symbol “(H)” will be conditional on Vaughan Council identifying and allocating servicing capacity to the Subject Lands
k.	Site Development and Draft Plan of Condominium Applications	<ul style="list-style-type: none"> ▪ Site Development and Draft Plan of Condominium Applications will be required, if the Applications are approved, to permit the Development and to establish the future ownership tenure(s) for the buildings
l.	Bonusing (Section 37 of the <i>Planning Act</i>)	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the Weston 7 Secondary Plan and in the context of the in-effect Section 37 policies within the <i>Planning Act</i>. As of the date of this report the in-effect Section 37 policies are subject to amendment via the COVID-19 Economic Recovery Act, 2020; however, those amendments are not yet in effect. The review of the Applications, where applicable, will consider of the City’s Section 37 policies within VOP 2010 and the City’s Guidelines for the Implementation of Section 37, whereby Council may authorize an increase in building height

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>and/or density otherwise permitted by VOP 2010, in return for community benefits. The amendments to the Planning Act made through the COVID-19 Economic Recovery Act, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefits Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of land</p> <ul style="list-style-type: none"> ▪ Should the two-year transition period regarding the new CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred), or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for these lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
m.	Road Widening and Access	<ul style="list-style-type: none"> ▪ York Region must confirm the final planned road right-of-way width for Highway 7. In addition, driveway access locations, design and road improvements, if required, must be reviewed and approved by York Region
n.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score
o.	Road Network	<ul style="list-style-type: none"> ▪ The Development is divided into individual blocks established through a network of private roads. The appropriateness of a private road network to serve the Development will be reviewed ▪ Should the City determine a public road network is warranted, the proposed FSI will increase, as VOP 2010 does not include the area of land devoted to public roads in the calculation of the FSI ▪ The road requirements (e.g. private versus public, road profiles, widths, etc.) will be reviewed in consideration of the Weston 7 Secondary Plan and Transportation Master Plan
p.	Portage Parkway Bridge	<ul style="list-style-type: none"> ▪ The Planning Justification Report and the Traffic Impact Analysis discusses the potential for pedestrian improvements on the existing Portage bridge to enhance connectivity between the Subject Lands and the VMC. Details of the Owner's financial contribution towards any bridge improvements have not been provided. The technical, financial responsibility and implementation details/feasibility will be reviewed
q.	Design Guidelines and Public Art	<ul style="list-style-type: none"> ▪ In consideration of the scale of the Development, the inclusion of public art is strongly encouraged as part of this Development. Therefore, the Development will be reviewed in consideration of the City-Wide Public Art Program, City-Wide Streetscape

	MATTERS TO BE REVIEWED	COMMENT(S)
		Implementation Manual and Urban Design Guidelines
r.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Owner submitted a request to York Region for exemption of the Official Plan Amendment Application from York Region approval and was denied. York Region has advised completion of the Weston Road and Highway 7 Secondary Plan should precede approval of this site-specific Official Plan Amendment Application and accordingly has not granted the request for Regional exemption. Any Regional 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. In addition, comments from the public and Vaughan Council expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Location Map and Weston 7 Secondary Plan Area
2. Master Plan, Existing Official Plan Designations and Proposed Zoning
3. General Building Heights Plan
4. Landscape Plan
5. Draft Official Plan Amendment
6. Draft Zoning By-law Amendment

Prepared by

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Reviewed by



Jim Harnum, City Manager