

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, October 06, 2020

**WARD(S):** 3

**TITLE: MAJOR WESTON CENTRES LIMITED  
OFFICIAL PLAN AMENDMENT FILE OP.20.008  
ZONING BY-LAW AMENDMENT FILE Z.20.016  
3600 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON  
ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-Law Amendment Files OP.20.008 and Z.20.016 for the subject lands shown on Attachment 1. The Owner seeks the approval of a phased development shown on Attachments 2 to 7 consisting of the following:

- Phase 1:
  - Buildings “A” and “B”: 10 and 12-storey senior supportive living buildings connected by a 5-storey podium, with 222 and 238 units respectively
- Phase 1A:
  - Buildings “C” and “D”: 12 and 16-storey mixed-use residential apartment buildings with 124 and 158 units, respectively, with at-grade retail
- Phase 2:
  - Buildings “E” and “F”: 20 and 20-storey residential apartment buildings with 240 and 286 units, respectively
- total of 1268 residential units
- 2 levels of underground parking for 844 parking spaces
- a maximum density (Floor Space Index) of 4.1 times the area of the lot

### **Report Highlights**

- To receive input from the public and the Committee of the Whole for a mixed-use development comprised of 2 seniors supportive living buildings, 2 mixed-use residential apartment buildings with ground floor retail, and 2 residential apartment buildings having a total of 1256 residential units, and 2 levels of underground parking
- Official Plan and Zoning By-law Amendments applications area required to permit the Development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.20.008 and Zoning By-law Amendment File Z.20.016 (Major Weston Centres Limited) 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 3600 Major Mackenzie Drive West and are located at the northeast corner of Major Mackenzie Drive and Weston Road. The Subject Lands are 2.55 ha in size and are currently undeveloped.

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

Major Weston Centres Limited (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit the development (the 'Development') shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.20.008 to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to permit the Development:
  - redesignate the Subject Lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use", with a maximum building height of 24-storeys and a Floor Space Index ('FSI') of 4.1 times the area of the lot and site-specific amendments to the Urban Design policies
  - permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys and site-specific urban design policies
2. Zoning By-law Amendment File Z.20.016 to amend Zoning By-law 1-88 to rezone the Subject lands from "C5(H) Community Commercial Zone" with the Holding

Symbol “(H)” and subject to site-specific Exception 9(1327) to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, and to permit the site-specific zoning exceptions identified in Table 1 of this report.

The Owner proposes to construct the Development in Phases. The Owner has submitted Site Development File DA.20.022 for Buildings “A” and “B” as Phase 1 and proposes to submit Site Development Applications in the future for Buildings “C” and “D” as Phase 1A and Buildings “E” and “F” as Phase 2.

***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 15, 2020

The Notice of Public Hearing was also posted on the City’s website at [www.vaughan.ca](http://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: To all property owners within 750 m of the Subject Lands and to the Millwood Woodend Ratepayers, Vellore Woods Ratepayers, Greater Woodbridge Ratepayers and to anyone on file with the Office of the City Clerk having requested notice.

c) Comments Received as of September 15, 2020: None

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the proposed Development***

The Subject Lands are designated “Mid-Rise Mixed-Use” with “Village District”, “Urban Square”, and “Village Promenade” Overlays by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road. This designation permits Multi-Unit Residential Uses (excluding townhouses), Business and Professional Office, Service Commercial, Senior’s Retirement, Nursing Home or Long-Term Care Facility, Institutional, Civic and Community Uses, Places of Worship and an Urban Square. The designation permits Low-Rise, Mid-Rise and Public and Private Institutional buildings. The area specific policy also identifies a number of Urban Design policies for the “Village District”. The

“Mid-Rise Buildings” policies of VOP 2010, identifies Mid-Rise Buildings as buildings generally over five storeys in height and up to a maximum of 12-storeys in height.

The proposed redesignation of the Subject Lands to “High-Rise Mixed-Use” to permit a development with a maximum building height of 24-storeys and a Floor Space Index (‘FSI’) of 4.1 times the area of the lot does not conform to the policies of VOP 2010.

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

The Subject Lands are zoned “C5(H) Community Commercial Zone” with the Holding Symbol “(H)”, subject to site-specific Exception 9(1327) by Zoning By-law 1-88. This zoning does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 7:

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>– Apartment Dwelling</li> <li>– Day Nursery</li> </ul>	Permit a Supportive Living Facility in Buildings “A” and “B”  Permit the following additional uses within Buildings “A” to “D”: <ul style="list-style-type: none"> <li>– Personal Service Shop</li> <li>– Eating Establishment</li> <li>– Eating Establishment, Convenience</li> <li>– Retail Store</li> </ul>
b.	Minimum Lot Area per Unit	67 m <sup>2</sup> /unit	20 m <sup>2</sup> /unit
c.	Minimum Front Yard	7.5 m	0.5 m (Weston Road)
d.	Minimum Rear Yard	7.5 m	2 m (east lot line)
e.	Minimum Interior Side Yard	24 m	4.5 m (north lot line)
f.	Minimum Exterior Side Yard	43 m	3 m (Major Mackenzie Drive)
g.	Setbacks to Below Grade Structures	1.8 m (Front and Exterior Yards)	0 m (Front and Exterior Yards)
h.	Maximum Building Height	44 m	<ul style="list-style-type: none"> <li>• Buildings “A” and “B” - 40 m (12-storeys)</li> </ul>

			<ul style="list-style-type: none"> <li>• Building “C” - 40 m (12-storeys)</li> <li>• Building “D” - 52 m (16-storeys)</li> <li>• Building “E” - 64 m (20-storeys)</li> <li>• Building “F” - 76 m (24-storeys)</li> </ul>
i.	Minimum Amenity Area	<p>67 Bachelor Units x 15 m<sup>2</sup>/unit = 1,005 m<sup>2</sup></p> <p>788 One Bedroom Units x 20 m<sup>2</sup>/unit = 15,760 m<sup>2</sup></p> <p>360 Two Bedroom Units x 55 m<sup>2</sup>/unit = 19,800 m<sup>2</sup></p> <p>53 Three Bedroom Units x 90 m<sup>2</sup>/unit = 4,770 m<sup>2</sup></p> <p>Total required amenity area = 41,335 m<sup>2</sup></p>	<p>808 Apartment Dwelling units x 3.5 m<sup>2</sup>/unit = 2,828 m<sup>2</sup></p> <p>460 Supportive Living Facility Dwelling units x 5 m<sup>2</sup>/unit = 2,300 m<sup>2</sup></p> <p>Total proposed amenity area = 5,128 m<sup>2</sup></p>
j.	Minimum Parking Requirements	<p><u>Supportive Living Facility Buildings “A” &amp; “B”</u> 1.0 spaces/unit x 460 units = 460 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 460 units = 115 spaces</p> <p><u>Residential Apartment Buildings “C” to “F”</u> 1.5 spaces/unit x 808 units = 1,212 spaces</p>	<p><u>Supportive Living Facility Buildings “A” &amp; “B”</u> 0.45 spaces/unit x 460 units = 207 spaces</p> <p><u>Visitor</u> 0.15 spaces/unit x 460 units = 69 spaces</p> <p><u>Residential Apartment Buildings “C” to “F”</u> 0.8 spaces/one bedroom unit x 506 units = 405 spaces</p> <p>0.9 spaces/two bedroom unit x 249 units = 225 spaces</p> <p>1.1 spaces/three bedroom unit x 53 units = 59 spaces</p>

		<p><u>Visitor</u> 0.25 spaces/unit x 808 units = 202 spaces</p> <p><u>Commercial</u> 618 m<sup>2</sup> @ 6 spaces/100 m<sup>2</sup> = 38 spaces</p> <p>Total Parking Required = 2,027 spaces</p>	<p><u>Visitor</u> 0.15 spaces/unit x 808 units = 122 spaces</p> <p><u>All Other Uses</u> 618 m<sup>2</sup> @ 3 spaces/100 m<sup>2</sup> = 19 spaces</p> <p>Total Parking Proposed = 1,106 spaces</p> <p>- Notwithstanding the above parking space requirements, the number of required residential parking spaces may be reduced by 4 parking spaces for each car-share parking space provided, up to a maximum of 1 car-share space per every 60 residential units</p>
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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:***

	<b>Matters to be Reviewed</b>	<b>Comment(s)</b>
a.	Consistency and Conformity with Provincial Policies and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010') and VOP 2010 Volume 1 and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road</li> </ul>

b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> <li>• The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the built form compatibility with the existing and planned surrounding land uses and appropriate development standards</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>• The following studies and reports were submitted in support of the Applications and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Urban Design Brief</li> <li>– Arborist Report</li> <li>– Pedestrian Level Wind Study</li> <li>– Sun and Shadow Study</li> <li>– Community Services and Facilities Report</li> <li>– Parkland Dedication Calculations Table</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Geotechnical Report</li> <li>– Noise Report</li> <li>– Phase 1 Environmental Site Assessment</li> <li>– Traffic Impact Study</li> <li>– Hydrogeological Report</li> <li>– Sustainability Metrics</li> <li>– Accessibility Checklist</li> </ul> </li> <li>• These reports and studies are available on the City's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>• Additional studies/reports may be required as part of the application review process</li> </ul>
d.	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>

f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>• The Subject Lands are located within the review areas of the Region of York and the Toronto and Region Conservation Authority. The Owner will be required to address the comments from the external public agencies, municipalities and the Public, Separate, and French School Boards</li> </ul>
g.	Related Site Development Applications	<ul style="list-style-type: none"> <li>• The Owner has submitted Site Development File DA.20.022 for the Phase 1 (Buildings “A” and “B”) of the Development. The Site Development Application will be reviewed comprehensively and concurrently with the Applications. The review of the Site Development Applications will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>– Appropriate built form, building elevations and materials, site design, enhanced landscaping, and interface with Major Mackenzie Drive and Weston Road</li> <li>– Relationship of the ground floor with the public realm, pedestrian connectivity with the overall Development</li> <li>– Site circulation, pedestrian connectivity, proper vehicular access and turning movements, including service vehicles</li> <li>– Barrier-free accessibility</li> <li>– Appropriate landscape, amenity and snow storage areas</li> <li>– Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>– Potential connections from the Subject Lands to the adjacent and nearby commercial uses</li> <li>– Accessibility and location of the proposed underground residential and visitor parking spaces</li> <li>– Coordination with surrounding developments, including but not limited to the proposed townhouse development at the northeast corner of Weston Road and Farooq Boulevard</li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>• A Site Development Application(s) will be required for Buildings “C” to “F”, should the Applications be approved</li> </ul>
h.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>• Draft Plan of Condominium Applications will be required to establish the condominium tenure and common elements of the residential apartment buildings “B” to “F”, should the Applications be approved</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>• Opportunities for sustainable design, including Crime Prevention Through Environmental Design (‘CPTED’), Leadership in Energy and Environmental Design (‘LEED’), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, should the Applications be approved</li> <li>• In accordance with the City of Vaughan’s Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>• The Owner will be required to pay to the City of Vaughan cash-in-lieu of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-Lieu of Parkland Policy, should the Applications be approved</li> <li>• The final value of the cash-in-lieu of parkland dedication will be determined by the Infrastructure Delivery Department, Real Estate Services</li> </ul>
k.	Water and Servicing Allocation	<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, should the Applications be approved</li> </ul>

		<ul style="list-style-type: none"> <li>● If servicing allocation is unavailable, the Holding Symbol “(H)” will remain on the Subject Lands until Vaughan Council identifies and allocates servicing capacity for the Subject Lands, and the Owner satisfies all other conditions for the removal of the Holding Symbol “(H)” from the Subject Lands</li> </ul>
I.	Section 37 (Density Bonusing) of the <i>Planning Act</i> , VOP 2010 and City Guidelines	<ul style="list-style-type: none"> <li>● The Applications will be subject to, and reviewed in consideration of, the City’s bonusing for increases in building height and density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits</li> <li>● The implementing Zoning By-law will include provisions regarding the Owner entering into a density bonusing Agreement, to the satisfaction of the City of Vaughan, should the Applications be approved</li> </ul>
m.	York Region - Road Widening, Access and Traffic	<ul style="list-style-type: none"> <li>● The Subject Lands are located on Major Mackenzie Drive and Weston Road, with planned right-of-way widths of 45 m and 36 m respectively, and are under the jurisdiction of York Region</li> <li>● York Region will identify any required land conveyances and approve the location and design of the proposed access/egress driveways on Major Mackenzie Drive and Weston Road. York Region must review and approve the Traffic Impact Study submitted in support of the Applications</li> </ul>
n.	Affordable Housing	<ul style="list-style-type: none"> <li>● The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing targets and goals</li> </ul>

### **Financial Impact**

There are no funding requirements associated with this report

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.20.008. The York Region Community Planning and Development Services Department has advised they do not support request for an exemption as the Development does not conform with the planned urban structure of the York Region and Vaughan Official Plans.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered through a technical review, together with 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: Mary Caputo, Senior Planner, Development Planning Department, ext. 8635

### **Attachments**

1. Context and Location Map
2. Extent of Proposed Official Plan and Zoning By-Law Amendments
3. Extent of Submitted Development File DA.20.022 (Phase 1)
4. Landscape Plan
5. South & North Elevations - Buildings 'A' and 'B' (Phase 1)
6. West & East Elevations - Buildings 'A' and 'B' (Phase 1)
7. Elevations - Phase 1A & 2

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