

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, September 14, 2021

WARD(S): 2

TITLE: WOODBRIDGE PARK LTD.

OFFICIAL PLAN AMENDMENT FILE OP.21.012

ZONING BY-LAW AMENDMENT FILE Z.21.019

5390 STEELES AVENUE WEST

VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to permit a 25-storey apartment building with 226 units ('Building A') and a stand-alone parking garage with 427.5 m² of at-grade commercial uses ('Building B') having a combined maximum Floor Space Index of 3.2 times the area of the Subject Lands, as shown on Attachments 2 to 5.

Report Highlights

- To receive comments from the public and the Committee of the Whole on proposed Official Plan and Zoning By-law amendments to facilitate the development of a 25-storey apartment building and a stand-alone parking garage with at-grade commercial uses
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.012 and Z.21.019 (Woodbridge Park Ltd.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 5390 Steeles Avenue West (the 'Subject Lands'), located on the north side of Steeles Avenue West, east of Martin Grove Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 1, 2020

Date application(s) were deemed complete: June 8, 2021

Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications were previously approved for the Subject Lands

Council on December 15, 2015, approved Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024 (Woodbridge Park Limited) to amend the 'Community Commercial Mixed-Use' designation in Vaughan Official Plan 2010 ('VOP 2010'), and to rezone the Subject Lands from "PB1 Parkway Belt Open Space Zone" to "RM2(H) Multiple Residential Zone" with the Holding Symbol "(H)" (the 'Original Applications').

The Original Applications were approved to permit the development of 249, 3-storey townhouse units and two 3-storey mixed-use buildings with 26 rental apartment units and at-grade commercial uses, as shown on Attachment 6. The two 3-storey mixed-use buildings are no longer being pursued by the Owner in favour of the proposed 25-storey apartment building and stand-alone parking garage with at-grade commercial uses.

Council on December 13, 2016, approved Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044 to subdivide the lands and facilitate the above noted development shown on Attachment 6. The development consisted of one residential block containing the Subject Lands and the adjacent townhouse development to the east and one open space block for a public park. Draft Plan of Subdivision File 19T-16V005 was registered as Plan 65M-4640 on May 24, 2019.

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

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a 25-storey apartment building with 226 units ('Building A') and a stand-alone parking garage with 427.5 m² of at-grade commercial uses ('Building B'), having a combined maximum Floor Space Index ('FSI') of 3.2 times the area of the Subject Lands (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.21.012 to amend the policies of Vaughan Official Plan 2010, specifically Site-Specific Policy 13.16 “Northwest Corner of Steeles Avenue and Kipling Avenue” in Volume 2 of VOP 2010. The Applications would permit a High-Rise Residential use within the “Community Commercial Mixed-Use” designation with a maximum height of 25-storeys and a stand-alone Parking Garage use with at-grade commercial uses, having a combined maximum FSI of 3.2 times the area of the Subject Lands.
2. Zoning By-law Amendment File Z.21.019 to permit the Development with the site-specific zoning exceptions identified in Table 1 of this Report.

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

- a) Date the Notice of Public Meeting was circulated: August 20, 2021.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two Notice Signs were installed along Steeles Avenue West and Saintfield Drive in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within the expanded polling area as shown on Attachment 1 the Subject Lands, within Plan of Subdivision 65M-4640, and to the West Woodbridge Homeowners’ Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of August 31, 2021. The comments are organized by theme as follows:

Privacy, Shadow, and View

- the Development will reduce the privacy of adjacent residents living in the existing low-rise townhouse units

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- there is only one shared access from Steeles Avenue West to the Subject Lands that is currently used by the townhouse residents to the east and retirement home to the west, with no plans for an additional access
- visitor parking for the Development will spill over to the visitor parking for the townhouse units which is already limited
- illegal parking on narrow streets is already an issue for emergency vehicles and school buses
- construction will obstruct access to the Subject Lands

Density, Built Form and Building Design

- the Development is too tall and will add too many residents to the area

- when the townhouse units were purchased, the community map only showed two 3-storey mixed-use buildings for the Subject Lands and the Development is a significant increase in building height and density
- adding this many residents next to a retirement home is not ideal in the context of the COVID-19 pandemic

Limited Parkland

- the existing park within Plan of Subdivision 65M-4640 is small and cannot accommodate this many new residents

Any additional 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 comprehensive report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

Official Plan and Zoning By-law Amendment Files OP.14.003 and Z.14.024:
December 1, 2015 Committee of the Whole (Item 6, Report 44)

Draft Plan of Subdivision and Site Development Files 19T-16V005 and DA.16.044:
December 6, 2016 Committee of the Whole (Item 17, Report 43)

Analysis and Options

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

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- “Community Commercial Mixed-Use” on Schedule 13 – Land Use by VOP 2010, with site-specific permissions for Low-Rise Residential, retail, restaurant, and service commercial uses by Site Specific Policy 13.16 – North West Corner of Steeles Avenue and Kipling Avenue
- This designation permits Low-Rise buildings up to a maximum of 5-storeys, townhouses, and back-to-back townhouses up to a maximum of 3-storeys
- An amendment to Site Specific Policy 13.16 is required to permit High-Rise Residential uses and commercial uses on the ground floor of a multi-storey parking garage, and to permit a stand-alone parking garage

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

Zoning:

- “RM2 Multiple Residential Zone” (‘RM2 Zone’) by Zoning By-law 1-88, and subject to site-specific Exception 9(1432)
- The RM2 Zone permits Apartment Dwellings and a range of at-grade commercial uses, but does not permit a stand-alone parking garage

- The Owner proposes to amend site-specific Exception 9(1432) to permit the following zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RM2 Zone Site-Specific Exception 9(1432) Requirements	Proposed Exceptions to the RM2 Zone, Site-Specific Exception 9(1432)
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Townhouse Dwelling • Back-to-Back Townhouse Dwelling <p>On the ground floor of Buildings A and B:</p> <ul style="list-style-type: none"> • Bank or Financial Institution • Business or Professional Office • Club or Health Centre • Eating Establishment limited to 20% of the total commercial gross floor area (GFA) • Personal Service Shop • Pet Grooming Establishment • Pharmacy • Photography Studio • Retail Store • Veterinary Clinic • Video Store 	<p>Building A:</p> <ul style="list-style-type: none"> • Apartment Dwelling <p>Building B:</p> <ul style="list-style-type: none"> • Permit a Parking Garage with at-grade commercial uses permitted by Site-Specific Exception 9(1432), without a limit to the GFA of an Eating Establishment
b.	Maximum Building Height	12 m	<p>75.7 m (Building A)</p> <p>14 m (Building B)</p>
c.	Minimum Parking Requirements	Residential 1 space/unit x 226 units = 226 spaces	Provide a combined parking supply of 149 spaces for all uses

	Zoning By-law 1-88 Standard	RM2 Zone Site-Specific Exception 9(1432) Requirements	Proposed Exceptions to the RM2 Zone, Site-Specific Exception 9(1432)
		Visitor 0.15 spaces/unit x 226 units = 34 spaces Commercial 4.5 spaces/100 m ² x 427.5 m ² = 20 spaces Total Parking Required = 280 spaces	
d.	Minimum Amenity Area	Total required amenity area = 6,850 m ²	Provide a total amenity area of 2,007 m ²
e.	Rear Yard (North) Setback to an OS1 Zone	4.5 m	1.5 m
f.	Interior Side (East) Yard Setback	1.5 m	1.44 m
g.	Minimum Landscape Strip abutting Steeles Avenue West (South)	6 m	3 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP'), VOP

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plan Policies	2010 and Site-Specific Policy 13.16 – North West Corner of Steeles Avenue and Kipling Avenue
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land uses, building height and density, commercial uses at grade, and the existing and planned neighbourhood context ▪ The appropriateness of the site-specific zoning exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ The appropriateness of an aggregate parking supply for all proposed uses and a further reduction of amenity space than what is permitted in site-specific Exception 9(1432) will be reviewed ▪ The appropriateness of a stand-alone above grade parking garage instead of an underground parking garage will be reviewed from a land use, site, and urban design perspective. Specific consideration of the relationship of the residential units to the parking garage, being in close proximity of the garage, will be assessed
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications which are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
d.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council ▪ A quad-party servicing agreement between the City of Vaughan, York Region, the City of Toronto, and the Owner may be required to implement water and sanitary servicing for the Development

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the City of Toronto, the Toronto and Region Conservation Authority, Canadian Pacific Rail, external public utilities, and the Public, Separate, and French School Boards
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 31
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy
j.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or 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 ▪ As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land ▪ Should the two-year transition period regarding the 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		to the approval of any Zoning By-law Amendment for the Subject 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)
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the Development provides an appropriate level, range and mix of unit sizes and types
l.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit a Site Development Application to facilitate the Development and a Draft Plan of Condominium Application to establish condominium tenure, should the Applications be approved
m.	Canadian National Rail ('CNR')	<ul style="list-style-type: none"> ▪ The Subject Lands abut a CNR owned and operated rail corridor to the north ▪ An environmental noise assessment has been submitted for review given the proximity of the rail corridor to the Development

Financial Impact

There are no financial requirements for new funding 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. Any issues will be addressed when the comprehensive report is considered. The Owner has requested exemption of Regional approval for Official Plan Amendment File OP.21.012. At the time of the preparation of this report, exemption from Regional approval was not confirmed.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Chris Cosentino, Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations - Building A
5. Building Elevations - Building B
6. Approved Site Plan - File DA.16.044

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