

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, October 5, 2021

**WARD(S):** 5

**TITLE:** 1150 CENTER STREET GP INC.

**ZONING BY-LAW AMENDMENT FILE Z.21.028**

**1150 CENTRE STREET**

**VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands to permit a 12-storey mixed-use building containing 375 dwelling units with 820.5 m<sup>2</sup> of at grade commercial uses, and one stacked back-to-back townhouse block containing 28 units, and having a Floor Space Index of 4.18 times the area of the lot, as shown on Attachments 2 to 4.

### **Report Highlights**

- The Owner proposes a 12-storey mixed-use building containing 375 dwelling units and 820.5 m<sup>2</sup> of at grade commercial uses, one stacked back-to-back townhouse block containing 28 units, with a Floor Space Index of 4.18 times the area of the lot
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment Z.21.028 (1150 Center Street GP Inc.) BE RECEIVED, and that any issues identified by the Development Planning Department be addressed in a comprehensive report at a future Committee of the Whole meeting.

## **Background**

**Location:** The subject lands are municipally known as 1150 Centre Street (the 'Subject Lands') and are located on the northeast corner of Centre Street and Vaughan Boulevard. The Subject Lands and the surrounding land uses are shown on Attachment 1.

**Date of Pre-Application Consultation Meeting:** November 23, 2020

**Date application was deemed complete:** August 13, 2021

### **Previous Applications:**

The previous Owner submitted Site Development Application DA.15.010 (TDC Medical Properties Inc.) to permit a commercial development which included a 3-storey office building with ground floor retail uses on the Subject Lands. These applications were considered at a Committee of the Whole Meeting held on June 16, 2015. The Owner did not finalize the necessary approvals for the commercial development and ultimately sold the lands.

### ***A Zoning By-law Amendment application has been submitted to permit the proposed development***

1150 Center Street GP Inc. (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit a 12-storey mixed use building consisting of dwelling 375 dwelling units with 820.5 m<sup>2</sup> of ground floor commercial uses, one stacked back-to-back townhouse block containing 28 units, and having a Floor Space Index ('FSI') of 4.18 times the area of the lot (the 'Development'), as shown on Attachments 2 to 4:

1. Zoning By-law Amendment File Z.21.028 to rezone the Subject Lands from "C1 Restricted Commercial Zone" subject to site-specific Exceptions 9(776) and 9(826), as shown on Attachment 1, to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together 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: September 10, 2021.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Centre Street and Vaughan Boulevard in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 300 m of the Subject Lands and to the Beverley Glen and Brownridge Ratepayers Associations 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 September 14, 2021. The comments are organized by theme as follows:

#### Official Plan Approval

- The area neighbours were unaware of the changes to the Centre Street Corridor Secondary Plan giving the Subject Lands heights of 12-storeys and an FSI of 4.2

#### Built Form and Zoning

- The City-Wide Comprehensive Zoning By-law Review includes the Subject Lands as “General Mixed-Use Zone” subject to a building height of 11 m and excludes residential uses
- The Development of a 12-storey building in the middle of low-rise residential neighborhood is inconsistent and too tall

#### Application Submission Material

- The Development should have all environmental approvals prior to proceeding. The submitted report for the Phase 1 Environmental Site Assessment (‘ESA’) concludes that a Phase 2 ESA is required

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.

### **Analysis and Options**

#### ***The proposed development conforms with Vaughan Official Plan 2010***

##### Official Plan Designation:

- “Community Area” and “Regional Intensification Corridors” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use “A”” and “Low-Rise Residential” by VOP 2010, Volume 2, Area Specific Policy 12.9 Centre Street Corridor, as approved by the Ontario Land Tribunal (‘OLT’) Decision, June 3, 2021, (File PL111184)
- This designation permits 12-storey mixed used buildings, stacked back-to-back townhouses, and a FSI of 4.2 times the area of the lot

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

##### Zoning:

- “C1 Restricted Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exceptions 9(776) and 9(826)
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands from “C1 Restricted Commercial Zone”, as shown on Attachment 1, to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
a.	Minimum Front Yard (Vaughan Boulevard)	7.5 m	0.4 m
b.	Minimum Exterior Side Yard (Centre Street)	7.5 m	3.5 m
c.	Minimum Interior Side Yard	20.5 m (half the height of the mid-rise building)	7.5 m
d.	Minimum Rear Yard	7.5 m	5.7 m
e.	Definition of a "Lot"	Means a parcel of land fronting on a street	Means a parcel of land deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plans of subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given
f.	Definition of "Amenity Area"	Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents	Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit
g.	Definition of "Stacked back-to-back townhouse dwelling"	No definition	Means a townhouse dwelling consisting of at least four dwelling units, where individually dwelling units are separated both vertically and horizontally from other attached dwelling units and have a common vertical wall and a common rear wall

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
h.	Permitted Uses	Apartment Dwelling Day Nursery	<p>Permit the following additional uses with no outdoor display or storage:</p> <ul style="list-style-type: none"> <li>- Stacked back-to-back townhouse dwelling</li> <li>- Bank or Financial Institution</li> <li>- Brewers Retail Outlet</li> <li>- Business or Professional Office</li> <li>- Club or Health Centre</li> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience</li> <li>- Eating Establishment, Take-out</li> <li>- Hotel</li> <li>- Laboratory</li> <li>- L.C.B.O. Outlet</li> <li>- Motel</li> <li>- Multi-unit Building</li> <li>- Office Building</li> <li>- Personal Service Shop</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Place of Amusement</li> <li>- Place of Entertainment</li> <li>- Retail Nursery</li> <li>- Retail Store</li> <li>- Service or Repair Shop</li> <li>- Studio</li> <li>- Technical or Commercial School</li> <li>- Veterinary Clinic</li> <li>- Video Store</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
i.	Minimum Parking Requirements	<p>Residential 1.5 spaces/unit x 403 units (375 apartment + 28 stacked) = 605 spaces</p> <p>Visitor 0.25 spaces/unit x 403 units = 101 spaces</p> <p>Commercial 6 spaces/100 m<sup>2</sup> x 820.5 m<sup>2</sup> = 50 spaces</p> <p>Total Parking Required = 756 spaces</p>	<p>Residential 0.7 spaces/unit x 403 units (375 apartment + 28 stacked) = 283 spaces</p> <p>Visitor/Commercial (comingled) 0.15 spaces/unit x 403 units = 61 spaces</p> <p>0 spaces/100 m<sup>2</sup> x 820.5 m<sup>2</sup> = 0 spaces</p> <p>Provide a total of 344 spaces (353 spaces provided)</p>
j.	Minimum Amenity Area	<p>4 Bachelor Units x 15 m<sup>2</sup>/unit = 60 m<sup>2</sup></p> <p>215 One Bedroom Units x 20 m<sup>2</sup>/unit = 4,300 m<sup>2</sup></p> <p>143 Two Bedroom Units x 55 m<sup>2</sup>/unit = 7,865 m<sup>2</sup></p> <p>13 Three Bedroom Units x 90 m<sup>2</sup>/unit = 1,170 m<sup>2</sup></p> <p>28 Townhouse Units x 90m<sup>2</sup>/unit = 2,520 m<sup>2</sup> (estimated as 3 bedroom units as Owner does not have bedroom information at this time)</p> <p>Total required amenity area = 15,915 m<sup>2</sup></p>	<p>4.0 m<sup>2</sup>/unit</p> <p>Total proposed amenity area = 1,616.4 m<sup>2</sup></p>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirement</b>
k.	<u>Minimum Parking Space Size</u>	2.7 m x 6 m  3.4 m x 6 m (Accessible Type A)  2.4 m x 6 m (Accessible Type B)	2.7 m x 5.7 m  3.4 m x 5.7 m (Accessible Type A)  2.4 m x 5.7 m (Accessible Type B)
l.	Minimum Accessible Aisle Length	6 m	5.7 m
m.	Minimum Landscape Strip Abutting a Street	6 m	0.4 m (Vaughan Boulevard)  3.5 m (Centre Street)
n.	Portions of Building Below Grade Setback	1.8 m (Vaughan Boulevard and Centre Street)	1.5 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>The Application 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') and VOP 2010, Volume 2, Section 12.9, as modified by Ontario Land Tribunal Decision PL111184</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to the Zoning By-law	<ul style="list-style-type: none"> <li>The appropriateness of the rezoning, site-specific exceptions, and proposed uses will be reviewed in consideration of the existing and planned surrounding land uses</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner submitted studies and reports in support of the Applications which 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) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council</li> </ul>
e.	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 and Centre Street Urban Design Guidelines</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>The DRP must review the Application prior to proceeding to the Committee of the Whole</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>The Application must be reviewed by York Region, Toronto and Region Conservation Authority and external public agencies and utilities, and the Public, Separate, and French School Boards</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program at the site plan stage. The Development shall achieve a minimum Bronze score of 31</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
j.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Application 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 goals</li> </ul>
k.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit a Site Development Application prior to the enactment of the Zoning By-law</li> <li>▪ Should the Application be approved, the Owner is required to submit a Draft Plan of Condominium Application</li> </ul>
l.	Existing Centre Street Access Easement/Proposed Access	<ul style="list-style-type: none"> <li>▪ An easement exists on title between 1150 Centre Street and 1136 Centre Street, located east of the Subject Lands, that permits a shared access from/onto Centre Street. The Owner of 1150 Centre Street is proposing to use the Centre Street driveway for emergency access only. The existing access for 1136 Centre Street will continue as a shared driveway</li> <li>▪ The proposed full movement access onto Vaughan Boulevard and right-in/right-out access for emergency vehicles only on Centre Street will need to be reviewed and approved by the City of Vaughan and York Region, respectively, in accordance with the existing access easement</li> </ul>

### **Financial Impact**

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

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

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. 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 Carol Birch, Planner, Development Planning Department, ext. 8485.

**Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Plan
4. Conceptual Building Elevations

**Prepared by**

Carol Birch, Planner, ext. 8485

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager