

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 2, 2021**COMMUNICATIONS****Distributed October 29, 2021**

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Distributed November 1, 2021

C3 Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto, dated October 29, 2021	2
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Please note there may be further Communications.

7979 Weston Road, Vaughan

Electronic Public Meeting

Zoning By-law Amendment (Z.21.030)

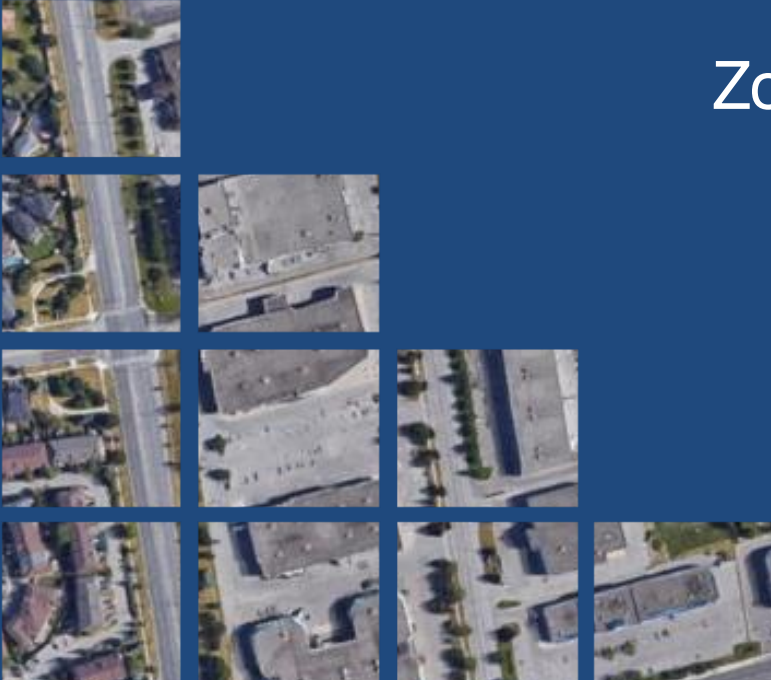
November 2, 2021

COMMUNICATION C1

ITEM NO. 1

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

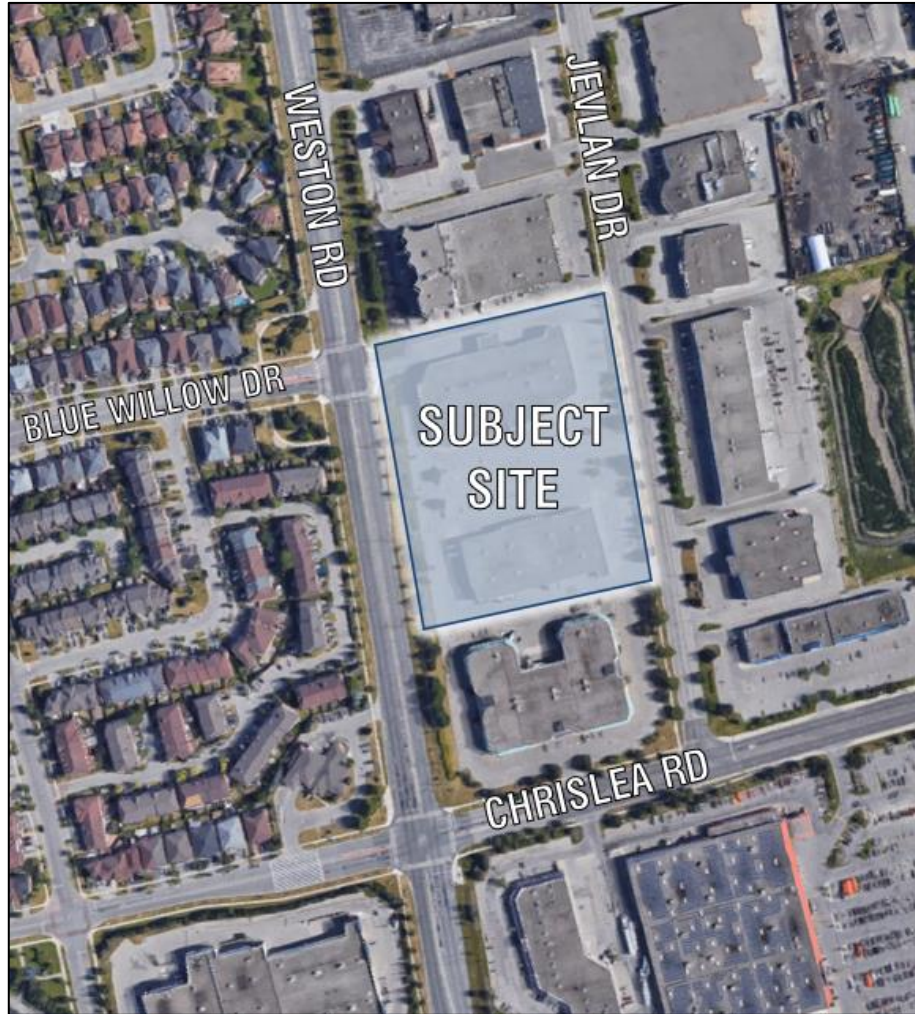
November 2, 2021



Source: Google Maps, 2021

**BIGLIERI
GROUP.**

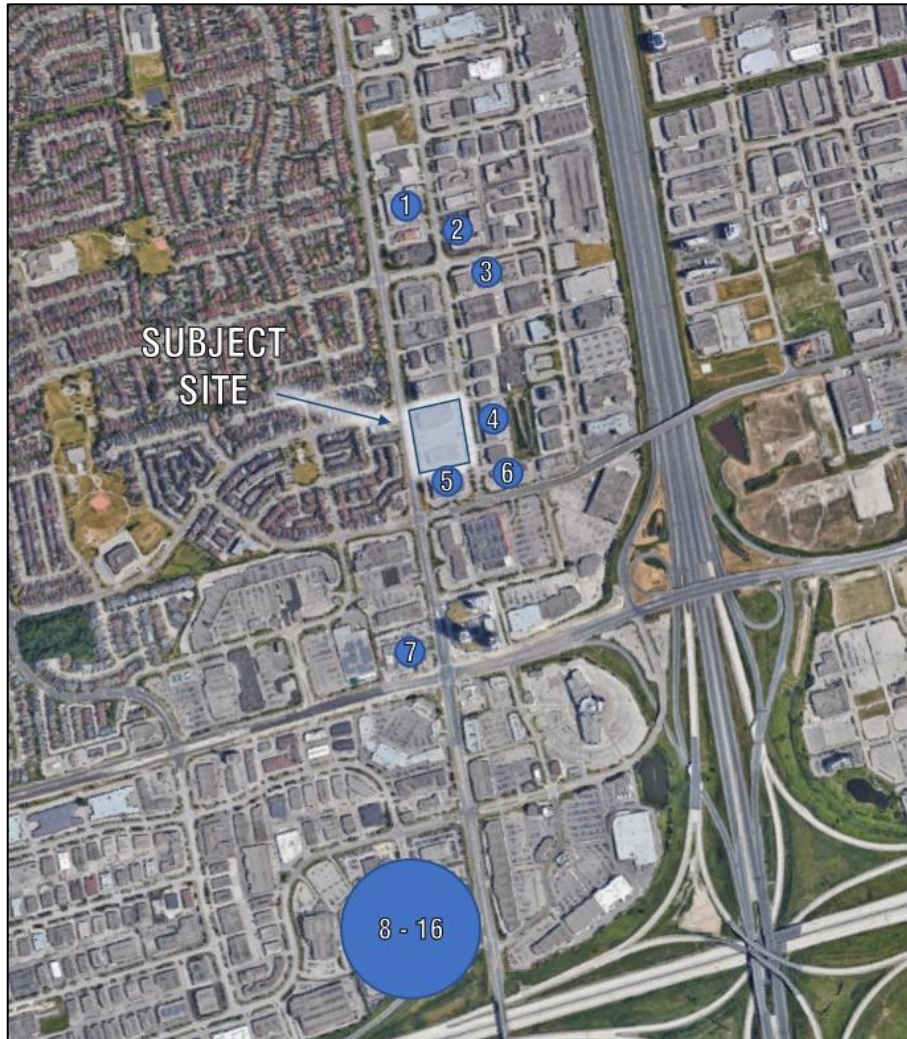
SUBJECT SITE – 7979 Weston Rd



Source: Google Maps, 2021

- East side of Weston Rd, northwest of the Hwy 400/Hwy 7 interchange
- Total Area: 5+ acres (242,700ft²)
- Currently 2 commercial buildings containing multiple units

CONTEXT



Legend

- 1 – Vella's Auto Sales & Leasing
- 2 – A B L Automotive Group
- 3 – Distinct Motors
- 4 – JR Motorsport
- 5 – Tesla
- 6 – Affinity Luxury Car Rentals
- 7 – Pine View Hyundai
- 8 – Roy Foss Woodbridge Chevrolet Buick GMC
- 9 – Maserati and Ferrari of Ontario
- 10 – Pine Tree Ford Lincoln Service
- 11 – Coventry North Land Rover
- 12 – Pfaff Audi
- 13 – Pfaff Pagani of Toronto
- 14 – Maranello BMW
- 15 – McLaren Toronto
- 16 – Vaughan Chrysler Dodge Jeep

➤ Surroundings:

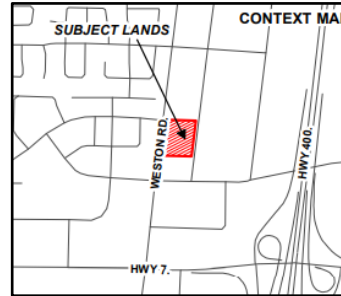
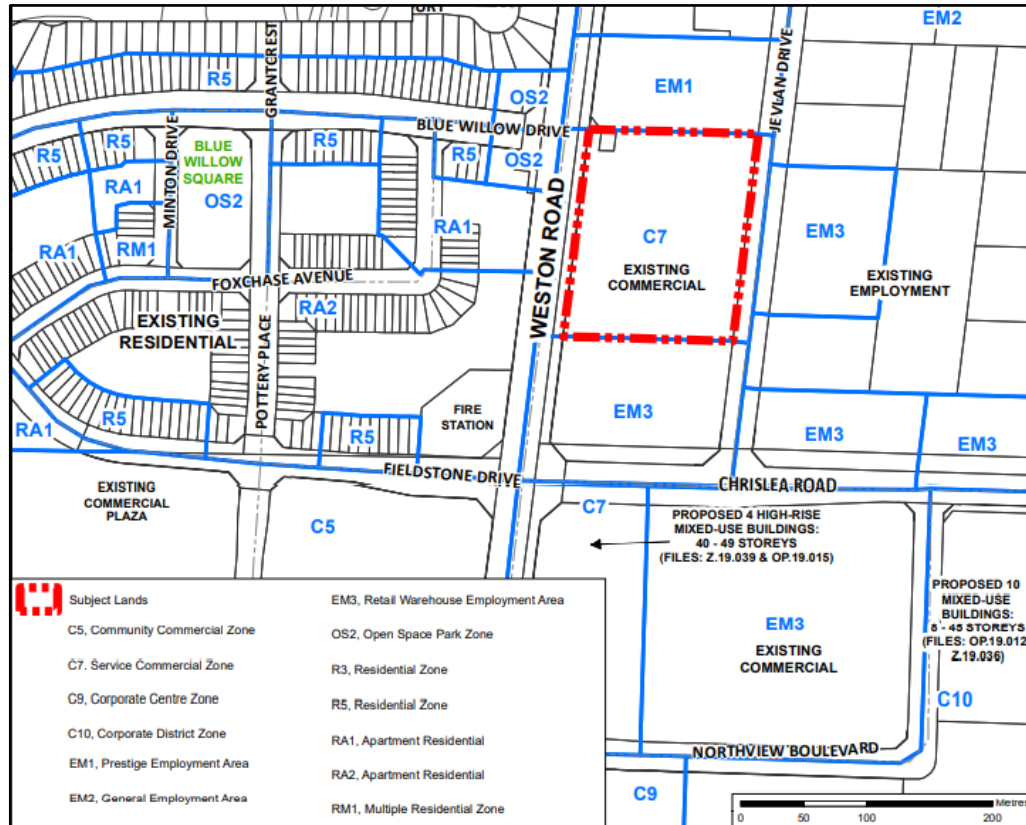
- North – employment and commercial uses, including several motor vehicle sales establishments
- West – low-rise residential neighbourhood
- South – Retail shopping, motor sales establishment (TESLA)
- East – employment area featuring industrial, mechanical, warehousing, etc.

➤ Road Network

- Weston Rd. = Major Arterial & Regional Transit Priority
- Jevlan Dr. = Major Collector
- Hwy 400 = Major Provincial Highway

Source: Google Maps, 2021

PLANNING POLICY CONTEXT



- Region of York Official Plan
 - Urban Area
- City of Vaughan Official Plan
 - Urban Structure = Employment Areas
 - Land Use = Employment Commercial Mixed-Use
- City of Vaughan Zoning By-law 1-88
 - Service Commercial - C7(922)

Source: City of Vaughan, Development Planning, 2021

PROPOSAL – Motor Vehicle Sales



- Motor Vehicle Sales Establishment
 - Located in northwest unit
 - Zoning By-law Amendment required to permit this use
 - Parking rate will be per by-law 1-88
- Similar to existing permissions:
 - Automobile Service Station, Automobile Gas Bar, Car Wash
 - Automotive Retail Store
 - Car Rental Service



QUESTIONS?

Source: Google Maps, 2021

BIGLIERI
GROUP.

COMMUNICATION C2

ITEM NO. 2

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

November 2, 2021



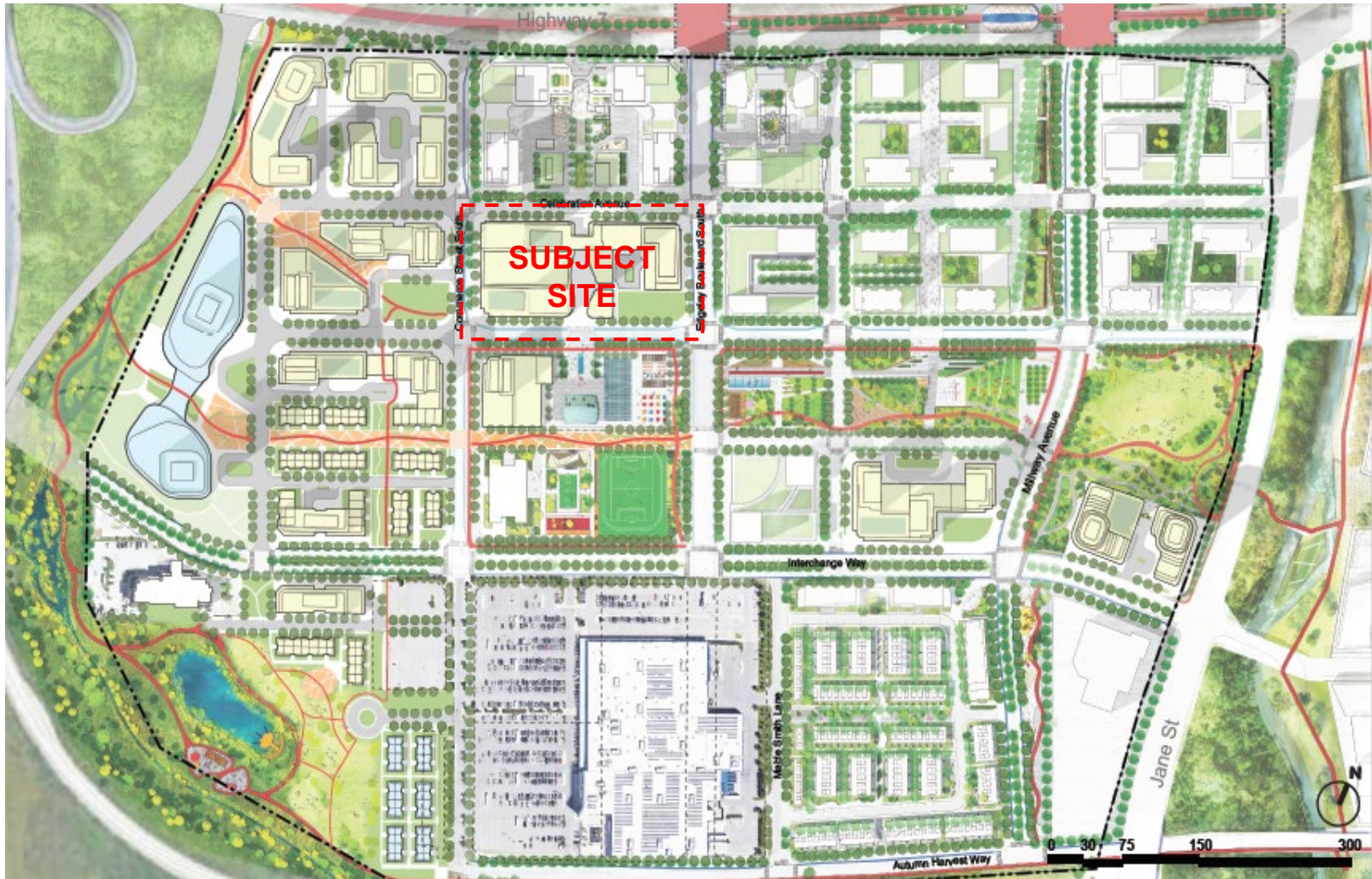
STATUTORY PUBLIC MEETING

RP B3S Holdings Inc. | Block 3S

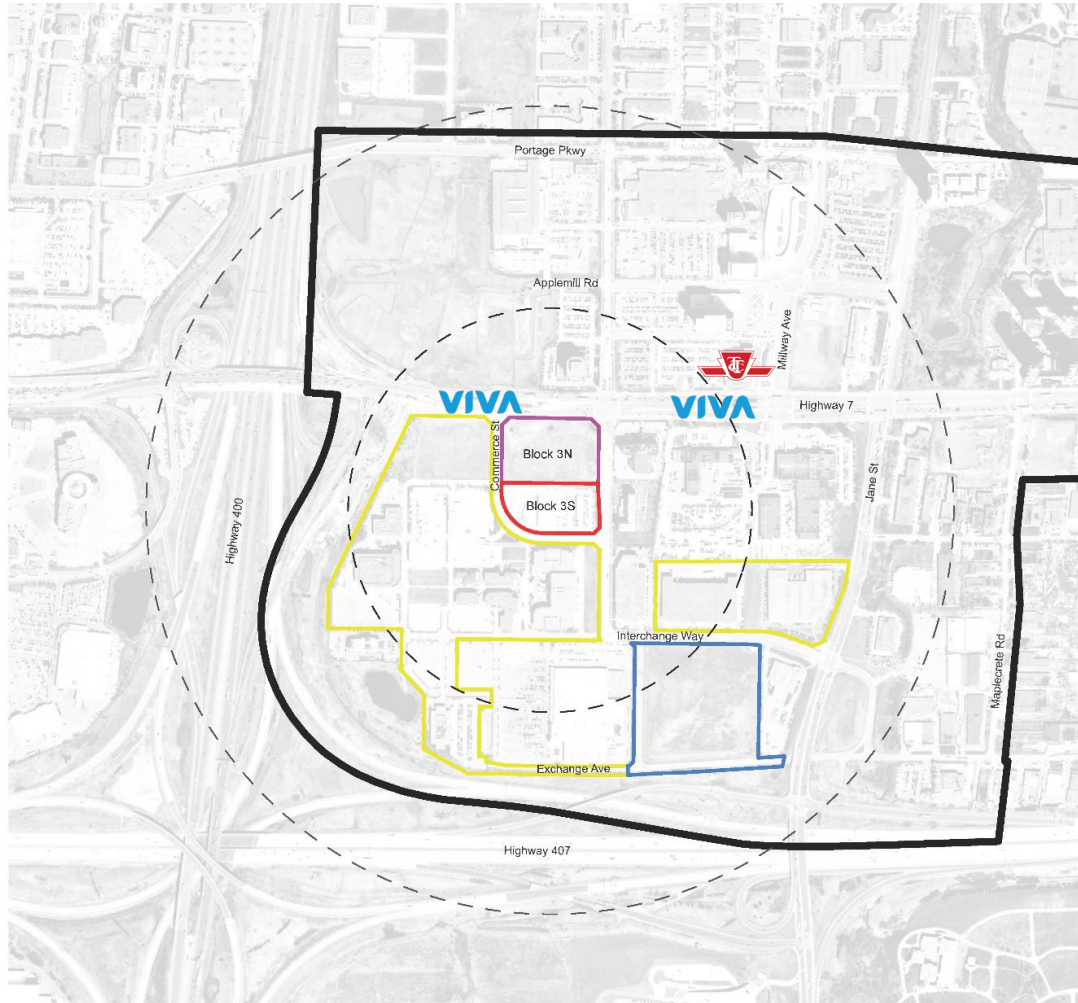
Official Plan Amendment, Zoning By-law Amendment, Site Development
Files (OP.21.016, Z.21.027, DA.21.031)

Committee of the Whole
November 2, 2021

VMC MASTER PLAN VISION



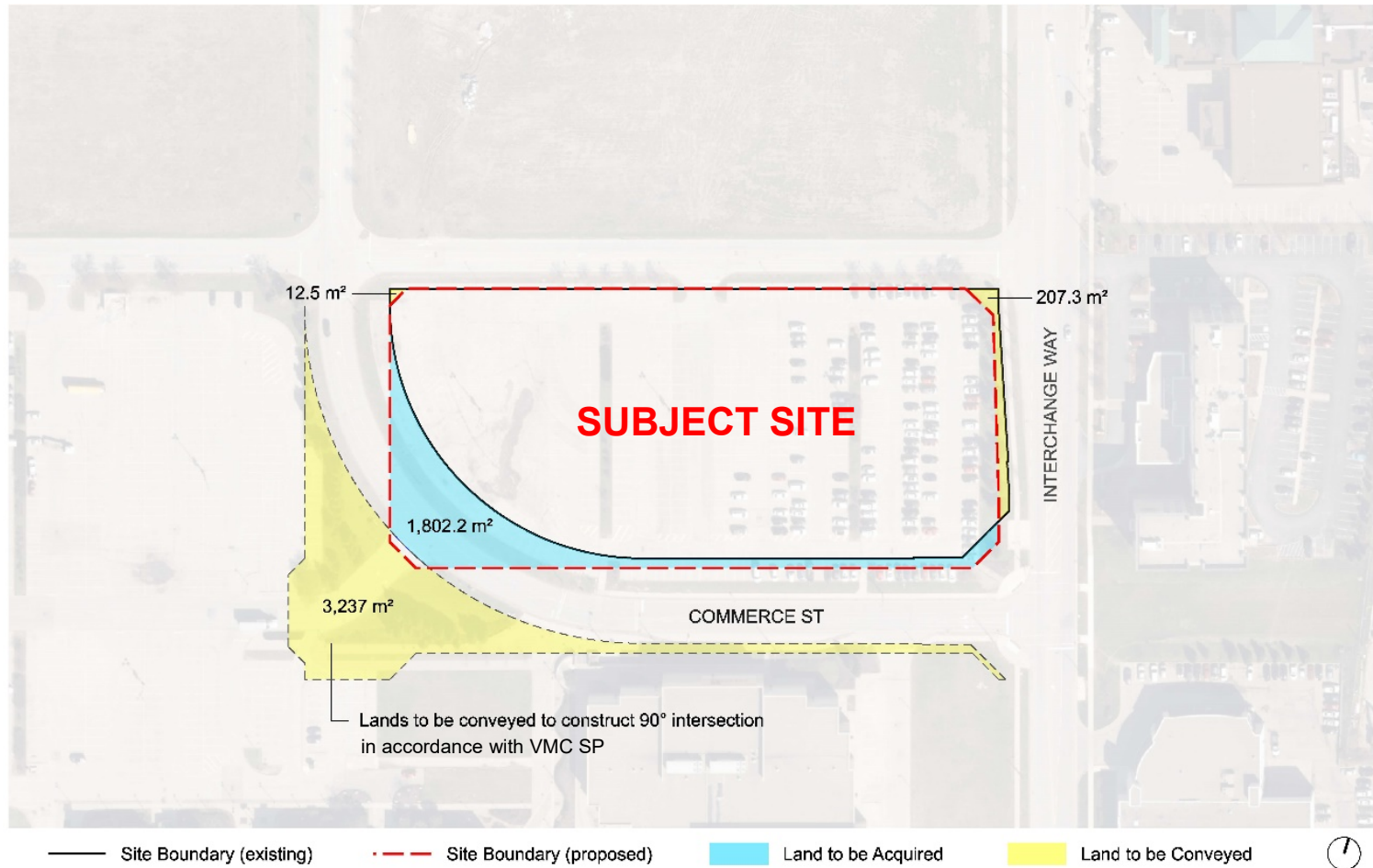
OWNERSHIP



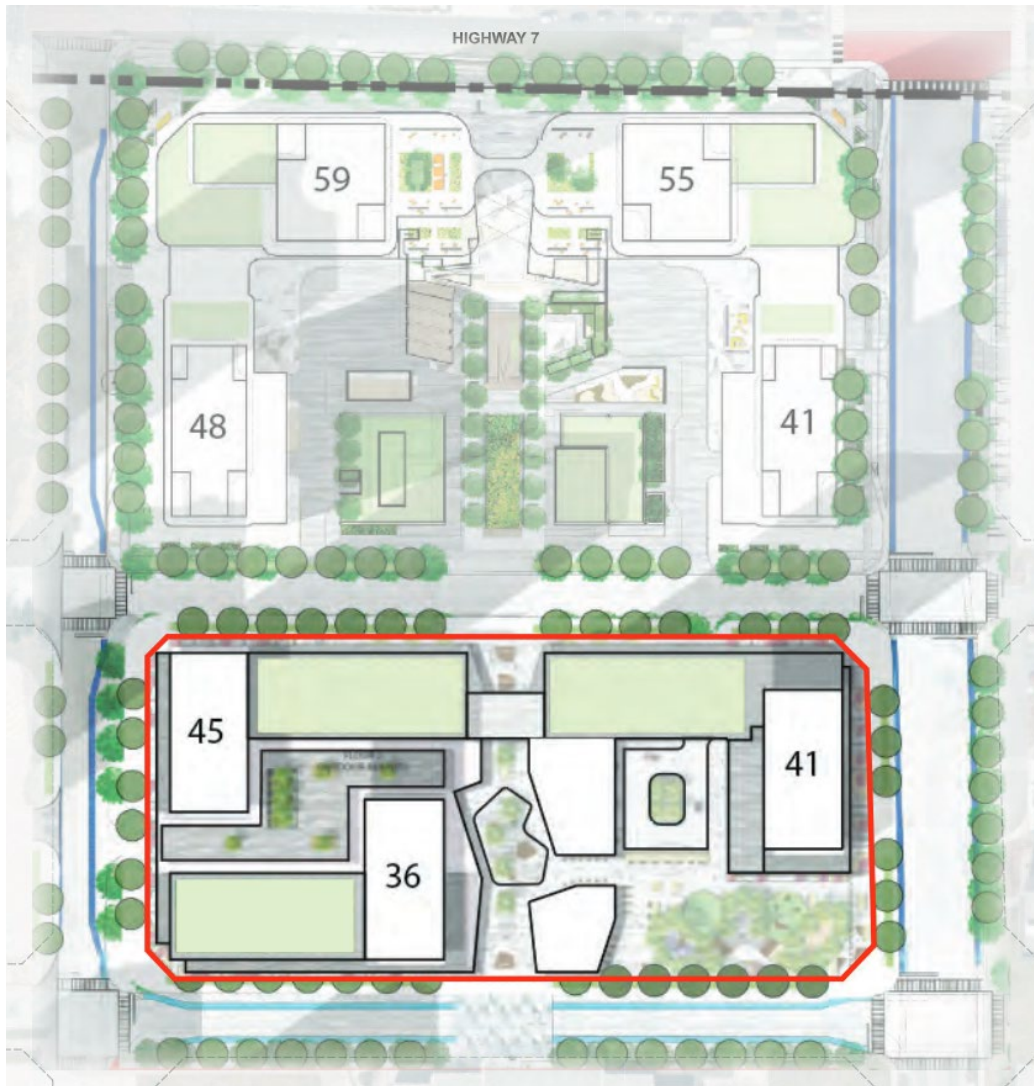
Ownership

- Lands owned by 2748355 Canada, Inc.
- Lands owned by Menkes VMC Residential Inc.
- Lands owned by RP B3N Holdings Inc
- Subject Site (Block 3S - lands owned by RP B3S Holdings Inc)
- VMC Secondary Plan Boundary
- - 400m (5 min walk)
- - 800m (10 min walk)

LAND TRANSFER



SUBJECT SITE



Area: 17,378.8 m² (187,063.8 ft²)

Location:

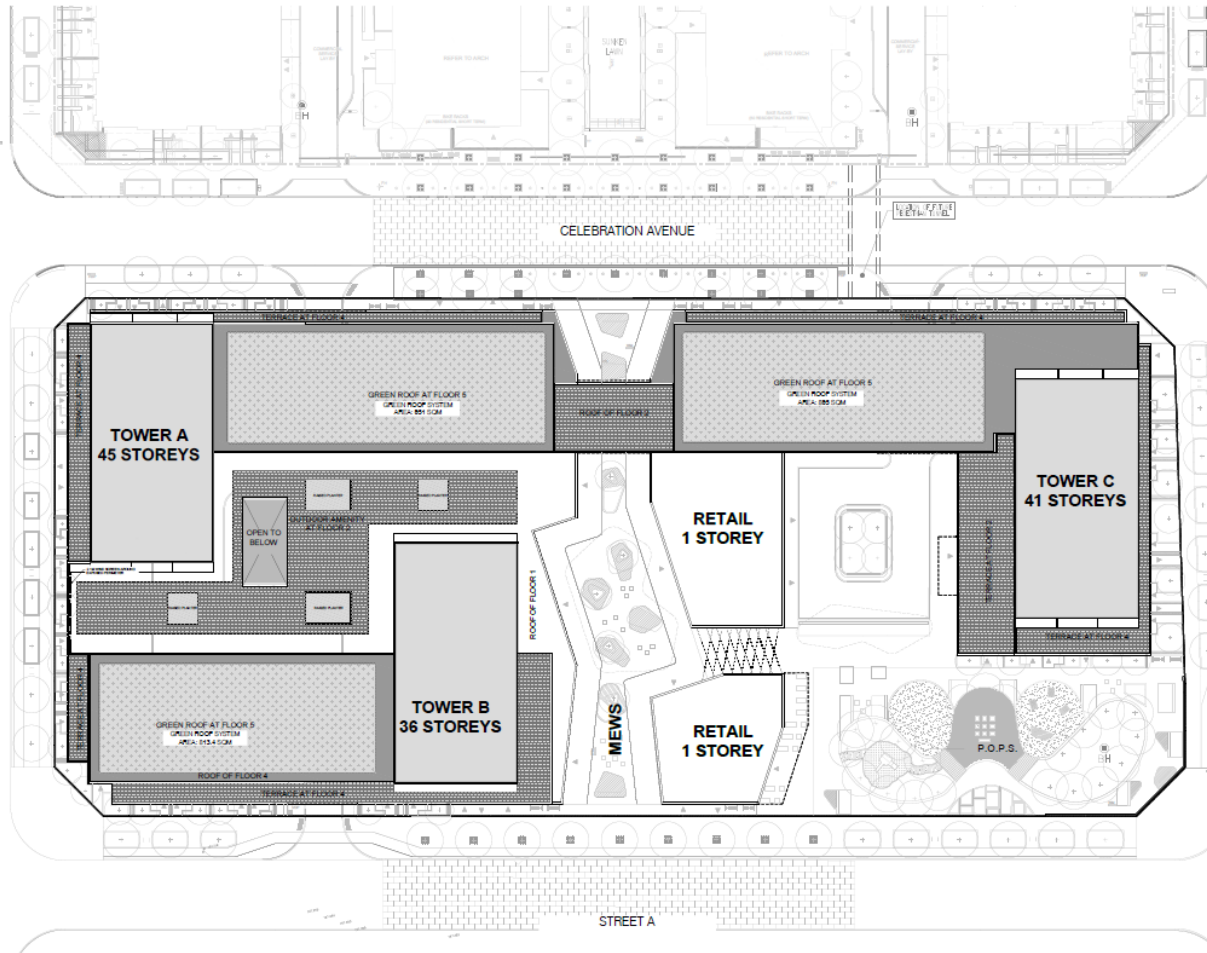
- **NORTH** of Street A
- **EAST** of Commerce Street South
- **SOUTH** of Celebration Avenue
- **WEST** of Edgeley Street South

Street A forms part of the eventual extension of Doughton Road

EXISTING PLANNING FRAMEWORK

	VMC Secondary Plan	Zoning By-law 1-88
Designation/Zoning	Station Precinct	Corporate Centre C9 <i>Exception 9(957)</i>
Permitted Uses	Commercial, Employment, Residential, and Community Uses	Commercial, Employment, Residential, and Community Uses
Max. Height	5 to 25 storeys	25 m
Max. Density	2.5 to 4.5 FSI	67(m ² /units)

SITE PLAN



Total Units: ~1,701

Parking Spaces: ~716

Height:

Tower A: 45-storeys

Tower B: 36-storeys

Tower C: 41-storeys

Overall Density: ~6.6

LANDSCAPE & OPEN SPACE



PROPOSED AMENDMENTS

OFFICIAL PLAN AMENDMENT

An amendment to Schedule “K”, Site-Specific Policy Area, of the VMC Secondary Plan shall include amendments to building height, density and floor plate size.

ZONING BY-LAW AMENDMENT

The proposed amendments shall amend C9 zone provisions to allow for site-specific zoning exceptions to permitted commercial uses, maximum GFA and parking requirements.

PROPOSED BUILT FORM



PROPOSED BUILT FORM



Pedestrian view looking west-east at POPS



Bird eye view looking east-west at POPS



Pedestrian view looking north into the pedestrian mews



Pedestrian view looking north in pedestrian mews

QUESTIONS / THANK YOU

RP B3S Holdings Inc. | Block 3S

Official Plan Amendment, Zoning By-law Amendment, Site Development
Files (OP.21.016, Z.21.027, DA.21.031)

Committee of the Whole
November 2, 2021

Reply to the Attention of: Mary Flynn-Guglietti
Direct Line: 416.865.7256
Email Address: mary.flynn@mcmillan.ca
Our File No.: 286003
Date: October 29, 2021

VIA EMAIL TO CLERKS@VAUGHAN.CA

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON,
L6A 1T1

ATTN: Todd Coles, City Clerk

Dear Chair and Members of the Committee of the Whole:

Re: Committee of the Whole Meeting of November 2, 2021 at 7:00 p.m.
Applicant: RP B3S Holdings Inc.
File Nos.: OP.21.016, Z.21.027 (related file DA.21.031)
Submissions on behalf of IKEA Properties Ltd.

We are the solicitors retained on behalf of IKEA Properties Ltd. ("**IKEA**"), owners of lands located at the south-west corner of Interchange Way and Exchange Avenue, municipally known as 200 Interchange Way. The IKEA lands are located south of the lands owned by RP B3S Holdings Inc. (the "**Applicant**"), which lands are the subject of applications for an official plan amendment, rezoning and site plan approval.

The Applicant has submitted applications to permit a development comprising of three residential towers at proposed heights of 36, 41 and 45-storeys with ground-related commercial space and publicly accessible open space, served by 716 parking spaces. A total of 1,701 residential units and 2,915 m² of retail space are proposed, at a maximum density of 6.6 times the site area of the lot.

The IKEA lands have an area of 8.17 ha (20.2 acres). The IKEA store consists of a two-storey building with an existing gross floor area ("**GFA**") of 29,464 square metres (317,148 square feet). IKEA is a major retail anchor in the City of Vaughan and the Region of York providing employment to approximately 350 persons. The IKEA store is located within the Vaughan Metropolitan Centre Secondary Plan ("**VMSCP**"), which recognizes that the existing use may remain and, in fact, is permitted to expand up to 10% of its existing GFA, subject to

specified criteria. IKEA intends to maintain its store at this location for many years into the future.

IKEA has conducted a preliminary review of the Applicant's proposal and the various reports filed in support of the application, and has engaged the following experts in the area of land use planning, transportation and noise to conduct peer reviews of the Applicant's reports:

1. R.L. Scott Penton, P. Eng. of Novus Environmental;
2. Yves Marie Monereau, P. Eng., and Jonathan D. Law, P. Eng., of EXP Services Inc.; and,
3. Rick Pennycooke, of The Lakeshore Group.

Notably, however, the Notice of Public Meeting of the Committee of the Whole, dated October 8, 2021, was not received in sufficient time for IKEA to retain appropriate experts and have them review the Applicant's reports in time for the November 2, 2021 Committee of the Whole meeting, and as a result, IKEA and its experts have not yet had sufficient opportunity to review such materials in a fulsome way. In light of insufficient time for fulsome review of the application materials, on behalf of IKEA we respectfully request that this matter be deferred to the next Committee of the Whole meeting to afford our client the necessary time to review the Applicant's expert reports. Should the Committee of the Whole proceed with this item at its November 2nd, 2021 meeting we wish to note for the record our client's areas of concern.

Generally, IKEA is concerned that a predominantly residential development at the proposed density envisioned may create significant land use compatibility issues, such as those relating to land use planning issues, the adequacy of noise mitigation and the impact of the increased traffic on accessibility to its site for its customers, employees, deliveries and service vehicles. More specifically, subject to a detailed review of the application materials and reports filed by the applicant, IKEA seeks confirmation that:

- the Noise Impact Study prepared by HGC Engineering dated May 26, 2021 concludes there are no adverse noise impacts, and that the HGC Report has appropriately (i) addressed actual noise emission data, (ii) addressed all potential noise sources, (iii) taken into consideration the potential expansion by 10% of the existing IKEA store, as is permitted in the VMSCP, and (iv) provided appropriate, sufficient and feasible recommendations for noise mitigation;
- the Urban Transportation Considerations Report by BA Group dated June 2021, amongst other things, appropriately concluded that there are no inappropriately adverse transportation impacts of the proposed development on the accessibility to IKEA of its customers, employees, deliveries and service vehicles, and any potential impact of additional volume on proximate intersections, including assessment of weekend traffic, and the number of and timing of delivery trucks;

- the Planning Justification Report by IBI Group dated June 7, 2021 accurately concluded that the application constitutes good planning by adequately and sufficiently considering, amongst other things, (i) the relationship between the existing major facilities in the area and proposed additional sensitive lands uses to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants to minimize risk to public health and safety and to ensure the long-term viability of major facilities pursuant to s.1.2.6 of the Provincial Policy Statement, 2020; (ii) the additional shadowing caused by the proposed development and the potential resulting impact on the functionality of the IKEA lands, and (iii) the use and existence of commercial or office uses as a buffer between the proposed residential development and the IKEA store, especially as Policy 8.3.1 of the VMCSPP acknowledges that lands within the "South Precinct" are encouraged to have a mix of uses, with a high proportion of offices uses overall and retail on Interchange Way.

Conclusions:

We respectfully submit that there has been insufficient time for adequate review of the materials provided by the Applicant to ensure that the proposal, in its current form, constitutes good planning and does not create any significant land use compatibility issues such as those outlined above. We therefore respectfully request, on behalf of IKEA, that the Committee of Whole defer consideration of the matter of the Applicant's proposal at this time in order to allow adequate time for review of the respective materials. In the interest of good faith participation in the public process, we further recommend that appropriate discussions take place between the City, the Applicant and IKEA in an effort to ensure that the aforementioned concerns have been appropriately addressed prior to the return of consideration of the application.

Also, please list Ms. Kailey Sutton of McMillan LLP as a deputant with respect to this item.

Yours truly,



Mary Flynn-Guglietti*

*A Professional Corporation

Cc. IKEA Properties Ltd.
Scott Penton, Novus Environmental
Rick Pennycooke, The Lakeshore Group
Yves Marie Monereau, P. Eng., and Jonathan D. Law, P. Eng., EXP Services Inc.