

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 30, 2021

WARD(S): 5

**TITLE: BLUEWATER RANCH DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.017
ZONING BY-LAW AMENDMENT FILE Z.21.032
VICINITY OF CENTRE STREET AND NEW WESTMINSTER
DRIVE**

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 amend the Official Plan and Zoning By-law to permit a development consisting of two residential towers, 26 and 35-storeys on 12-storey podiums containing 715 residential dwelling units and having a Floor Space Index of 9.33 times the area of the lot, as shown on Attachments 2 to 6.

Report Highlights

- To receive comments from the public and the Committee of the Whole on the proposed amendments to the Official Plan and Zoning By-law to facilitate the development of two residential towers, 26 and 35-storeys on 12-storey podiums containing 715 residential dwelling units
- 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.21.017 and Z.21.032 (Bluewater Ranch Developments 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

Location: The subject lands (the 'Subject Lands') are located north of Centre Street and east of New Westminster Drive. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: February 12, 2021

Date applications were deemed complete: September 16, 2021

Previous Applications:

In 2015, the Ontario Municipal Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), approved a Zoning By-law Amendment File Z.08.032 and a Site Development Application File DA.13.014 for Parcel A (OLT File PL131327) and for the Subject Lands (known as Parcel B).

The Owner received Zoning By-law and Site Development approval for a 19-storey and a 22-storey building containing a total of 468 residential dwelling units for Parcel A and Zoning By-law Amendment for Parcel B containing a maximum 6-storey residential development with a maximum gross floor area of 11,890 m², potentially in the form of an independent living, long term care and assisted living facilities with 149 units, as shown on Attachment 8. Parcel A was approved and is under construction for a 17 and 20-storey building. Parcel B is the Subject Lands and Parcel C is an existing 5-storey retirement residence (Attachment 7). The Floor Space Index ('FSI') of 2.84 was calculated for the entirety of Parcels A, B and C (Attachment 8), in accordance with the site-specific Official Plan Amendment ('OPA') 671 (the Thornhill Centre Secondary Plan) and the 5% variation allowed by Section 6.0 (iv).

The density on each individual parcel and land use permissions were carried forward in the Vaughan Official Plan 2010 ('VOP 2010') in Section 12.11 (Volume 2 Area Specific Policies: Bathurst and Centre Street: Thornhill Town Centre, which was approved by the OLT on April 28, 2020).

A Community Meeting was Held on November 10, 2021

On November 10, 2021, the Owner organized an evening community meeting with approximately 27 people in attendance including their consulting team, the Local Councillor, residents, and Staff. The Owner and their consulting team presented the submission materials and answered questions from the residents.

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, as shown on Attachment 1, to permit a development consisting of two residential

towers, 26 and 35-storeys on 12-storey podiums containing 715 residential dwelling units and having a FSI of 9.33 times the area of the lot (the 'Development'), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.017 to amend the policies and mapping of VOP 2010, Volume 2 Area Specific Policy 12.11, Bathurst and Centre Street: Thornhill Town Centre, respecting the "High-Rise Residential" height and density to permit the maximum FSI of 9.33 times the area of the lot and increase the maximum building height up to 35-storeys.
2. Zoning By-law Amendment File Z.21.032 to rezone the Subject Lands from "RA5(H) High Density Residential-Town Centre Zone" with the Holding Symbol "(H)", as shown on Attachment 1, to "RA5 High Density Residential-Town Centre Zone" in manner shown on Attachment 2, together with 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: November 5, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was New Westminster Drive in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, plus an expanded polling area shown on Attachment 1, the Beverly Glen Ratepayers Group and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 16, 2021 by the Development Planning Department.

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 technical report to the Committee of the Whole.

Previous Reports/Authority

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

[OMB e-decision for File PL131327 Feb-09-2015](#)
[September 9, 2014, Committee of the Whole \(Item 59, Report No. 36\)](#)

Analysis and Options

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

Official Plan Designation:

- “Primary Centre” on Schedule 1 – Urban Structure by VOP 2010
- “High-Rise Residential” on Schedule 13 – Land Use by VOP 2010, Volume 2, Area Specific Policy Section 12.11 Bathurst and Centre Street: Thornhill Town Centre Secondary Plan (‘BCTCSP’), approved by the Local Planning Appeal Tribunal (‘LPAT’) now known as OLT on April 28, 2020
- This designation permits high-rise buildings and mid-rise buildings at a building height of 22-storeys and an FSI of 2.7
- An amendment to VOP 2010 is required to address the height, density, and site-specific standards to facilitate the proposed Development

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

Zoning:

- “RA5(H) High Density Residential-Town Centre” with a Holding Symbol “(H)” by Zoning By-law 1-88, subject to site-specific Exception 9(1443)
- The current zoning does not permit the Development
- The Owner proposes to rezone the Subject Lands to “RA5 High Density Residential-Town Centre”, in a manner shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RA5 High Density Residential-Town Centre Zone Subject to Site-Specific Exception 9(1443) Requirement	Proposed Exceptions to the RA5 High Density Residential-Town Centre Zone Subject to Site-Specific Exception 9(1443) Requirement
a.	Minimum Front Yard (Gatineau Drive)	3.7 m	1.8 m (Building A) 1.5 m (Building B)
b.	Minimum Front Yard to Canopy (Gatineau Drive)	1 m	0.8 m (Building A)
c.	Minimum Setback to a Building Below Grade	1.8 m	0 m
d.	Encroachment	0.5 m (New Westminster Drive)	0.7 (Building A) 1 m (Building B)
e.	Minimum Exterior Yard (New Westminster Drive)	6 m	1 m (Building B)
f.	Maximum Building Height	56 m	80.6 m (Building A) 107.1 m (Building B)

	Zoning By-law 1-88 Standard	RA5 High Density Residential-Town Centre Zone Subject to Site- Specific Exception 9(1443) Requirement	Proposed Exceptions to the RA5 High Density Residential- Town Centre Zone Subject to Site-Specific Exception 9(1443) Requirement
g.	Maximum Gross Floor Area ('GFA')	11,890 m ²	63,475 m ²
h.	Minimum Number of Parking Spaces	Residential 1.1 spaces/unit x 715 units = 787 spaces Visitor 0.1 spaces/unit x 715 units = 72 spaces Total Parking Required = 859 spaces	Residential 0.689 spaces/unit x 715 units = 493 spaces Visitor 0.1 spaces/unit x 715 units = 72 spaces Total Parking Provided = 565 spaces
i.	Minimum Length of a Parking Space Size	6 m	5.8 m
j.	Minimum Landscape Strip (Gatineau Drive)	3.7 m	1.2 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 Official Plan Policies	<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') and VOP 2010, Volume 2, Section 12.11 BCTCSP

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed increased building height and density, road and pedestrian network, requirements for park and open space and recreation policies, design policies of VOP 2010 and the BCTCSP ▪ The Applications will be reviewed in consideration of the City's Urban Structure established in VOP 2010 ▪ The appropriateness of the rezoning and site-specific exceptions identified on Table 1 will be reviewed in consideration of the existing and planned surrounding land uses
c.	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
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications 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
e.	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 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
f.	Urban Design Guidelines and Public Art	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, and the Centre Street Streetscape Guidelines
g.	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

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and external public agencies and utilities, municipalities, and the Public, Separate, and French School Boards
i.	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, bioswales, 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 ▪ The Applications 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
j.	Parks Infrastructure Planning and Development	<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 ▪ The Applications will also be reviewed in consideration of the Development requiring parkland to accommodate recreational facilities to ensure the community is well serviced adhering to the recommended service levels in the Active Together Master Plan 2018 and consistent with the requirements of VOP 2010 ▪ The BCTCSP requires parks to be developed within the plan and where appropriate to satisfy the recreational needs of existing and future residents in the BCTCSP through various phases. The establishment/need of parks, urban parks and open space linkages shall be determined through the review of the Applications
k.	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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ 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 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)
l.	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 to meet the City's affordable housing goals
m.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted related Site Development File DA.21.041 to be reviewed with the Applications in a future technical report ▪ The Site Development Application will be reviewed to ensure, but not limited to, appropriate site design, architectural details, materials and colours, transition with the surrounding land uses, relationship of the ground floor with the public realm, pedestrian connectivity and barrier free accessibility, vehicular access and internal traffic movements, parking, landscaping, servicing, and grading, and appropriate amenity area(s) ▪ All issues identified through the review of a Site Development Application must be addressed to the satisfaction of the City
n.	Road Widening	<ul style="list-style-type: none"> ▪ Map 12.11B of the BCTCSP identifies a Transportation Network for the Secondary Plan Map 12.11B including roads required for the development of lands within the plan. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		proposed Development will be reviewed in consideration of policies of the BCTCSP, and any future road requirements, widenings, easements, or conveyances required to support the transportation network
o.	Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a Draft Plan of Condominium Application(s), to facilitate the standard condominium tenure of the Development, should the Applications be approved

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 technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.017. At the time of the preparation of this report, exemption from York Region 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 Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations – North & West
5. Building Elevations – South & East
6. Perspective Rendering
7. Previously Approved Parcels A & B
8. Parcels A, B & C

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