

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017**

**ZONING BY-LAW AMENDMENT FILE Z.16.049  
DRAFT PLAN OF SUBDIVISION 19T-16V009  
1834375 ONTARIO INC. (ROSE GARDEN CITY)  
WARD 4 - VICINITY OF KEELE STREET AND REGIONAL ROAD 7**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 2, 2017, approved; and
- 2) That the following deputations be received:
  1. Mr. David McKay, MHBC, Weston Road, Vaughan, on behalf of the applicant; and
  2. Mr. Alex Porat, Beverley Glen Boulevard, Thornhill.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.16.049 and Draft Plan of Subdivision File 19T-16V009 (1834375 Ontario 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.

- a) Date the Notice of Public Hearing was circulated: April 7, 2017.
- b) The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocols.
- c) Circulation Area: 150 m and to the Concord West Ratepayers Association.

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### Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands, shown on Attachments #1 and #2 to facilitate a mixed-use development proposal consisting of a maximum of 950 residential units (representing Phase 1 of the development) including townhouse, mid-rise and high-rise buildings ranging in height from 5 to 22-storeys and 1,860 m<sup>2</sup> of retail gross floor area (GFA) and parkland as shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.16.049 to amend Zoning By-law 1-88, specifically to rezone the subject lands as shown on Attachments #1 and #2 from A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone, and OS1 Open Space Conservation Zone to RA3(H) Apartment Residential Zone with a Holding Symbol "(H)", OS1 Open Space Conservation Zone, and OS2 Open Space Park Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to Zoning By-law 1-88:

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Residential Apartment Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Residential Apartment Zone Requirements</b>
a.	Definition of a Lot and Parking Space	Lot - means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Lot - lands in each Block shall be deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of part lot control, draft plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, and shall be deemed to comply with the provisions of the site-specific By-law prepared for the subject lands.
b.	Minimum Size of a Parking Space	2.7 m x 6 m	2.7 m x 5.7 m
c.	Minimum Width of a Landscape Strip	6 m	1.5 m (Except for Regional Road 7)

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d.	Portions of Buildings Below Grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 metres, except where the minimum yard for a Zone is less than 1.8 metres in which case the minimum setbacks shall be the same as such minimum yards. The minimum setback from the interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0 metres.	The minimum setback from a lot line to the nearest part of the building below finished grade shall be 0 metres.
e.	Minimum Amenity Area per Unit in an RA3 Zone	Bachelor Unit - 15 m <sup>2</sup> One Bedroom Unit - 20 m <sup>2</sup> Two Bedroom Unit - 55 m <sup>2</sup> Three Bedroom Unit - 90 m <sup>2</sup> Four Bedroom Unit or larger - 110 m <sup>2</sup>	5 m <sup>2</sup> per apartment dwelling unit
f.	Permitted Uses	Apartment Dwelling Day Nursery	In addition to the uses permitted in the RA3 Zone the following uses shall also be permitted:  <u>Residential</u> Townhouse Dwelling Street Townhouse Dwelling Block Townhouse Dwelling Multiple Family Dwelling  <u>Commercial (in the podiums of Buildings)</u> Retail Store Bank or Financial Institution Business or Professional Office Office Building Club Health Centre Veterinary Clinic Hotel Eating Establishment Eating Establishment, Convenience Eating Establishment, Take Out Personal Service Shop Supermarket

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			<p>Studio Pharmacy Technical School Place of Entertainment LCBO Outlet Brewers Retail Outlet</p> <p><u>Institutional (in the podiums of Buildings)</u> Church Library</p>
g.	Minimum Lot Frontage	30 m	<p>Townhouse Dwelling, Street Townhouse Dwelling - 4.5 m</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 27 m</p>
h.	Minimum Lot Area/Unit	67 m <sup>2</sup> /unit	<p>Townhouse Dwelling, Street Townhouse Dwelling - 99 m<sup>2</sup>/unit</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 550 m<sup>2</sup>/block</p> <p>Apartment Dwelling, Commercial - 5,000 m<sup>2</sup>/block</p>
i.	Minimum Front Yard	7.5 m	3 m
j.	Minimum Rear Yard	7.5 m	6 m
k.	Minimum Interior Side Yard	4.5 m	<p>Townhouse Dwelling, Street Townhouse Dwelling - 0 m</p> <p>Block Townhouse Dwelling, Multiple Family Dwelling - 0 m</p> <p>Apartment Dwelling, Commercial - 3 m</p>
l.	Minimum Exterior Side Yard	7.5 m	Townhouse Dwelling, Street Townhouse Dwelling - 3 m

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			Block Townhouse Dwelling, Multiple Family Dwelling - 3 m  Apartment Dwelling, Commercial - 4 m
m.	Minimum Lot Depth	No requirement in Zoning By-law 1-88	22 m
n.	Maximum Lot Coverage	No requirement in Zoning By-law 1-88	60%
o.	Maximum Building Height	44 m	Townhouse Dwelling, Street Townhouse Dwelling - 4-storeys - 17 m  Block Townhouse Dwelling, Multiple Family Dwelling - 4-storeys - 17 m  Apartment Dwelling - 22-storeys - 72 m  Mechanical penthouses shall not be included in maximum building height.

The Owner has requested a minimum lot depth of 22 metres and a maximum lot coverage of 60% of the lot for the proposed townhouse dwelling units, whereas Zoning By-law 1-88 does not address these zoning standards in the RA3 Residential Apartment Zone. Given the density of the proposed development, the Owner is also proposing to apply the vehicle and bicycle parking standards for the Vaughan Metropolitan Centre (VMC) as shown on Attachment #5, to the development proposal. Additional zoning exceptions may be identified through the review of the applications.

2. Draft Plan of Subdivision File 19T-16V009 to facilitate a proposed mixed-use development, consisting of the following as shown on Attachment #3:

Blocks 1, 2, 4, 5, 6 and 8 for Mixed-Use Development	6.932 ha
Blocks 3 and 7 for Parks	1.524 ha
Blocks 9 - 17 for 0.3 m reserves	0.003 ha
Blocks 18 - 20 m ROW to be conveyed to York Region	0.047 ha
<u>Future Public Roads (Streets A, B and C)</u>	<u>2.354 ha</u>
Total Area	10.86 ha

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located on the north side of Regional Road 7, east of Keele Street and are municipally known as 1890 Regional Road 7, as shown on Attachments #1 and #2.</li> </ul>
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Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands are designated “High-Rise Mixed-Use” by the Concord GO Centre Secondary Plan (CGCSP) which forms Section 11.10 of Volume 2 of VOP 2010. The subject lands are located within a “Local Centre”, as identified on Schedule “1” - Urban Structure of Vaughan Official Plan 2010 (VOP 2010), which permits a mixed-use development. The subject lands are located within Area 1 of the CGCSP. The phasing policies of Section 8.3 of the CGCSP limits the development of Area 1 to 950 residential units and 1,860 m<sup>2</sup> of retail floor area for Phase 1, as shown on Attachment #4. The Phase 1 boundary may be revised subject to the Owner’s refinement of their development plan. The Owner must identify the final location of the Phase 1 units on the Draft Plan of Subdivision, should the application be approved.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone subject to site-specific Exception 9(976), A Agricultural Zone, EM2 General Employment Area Zone and OS1 Open Space Conservation Zone, as shown on Attachment #2, by Zoning By-law 1-88, which does not permit the proposed mixed-use development.</li> <li>▪ The Owner is proposing to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards shown on Attachment #5, to permit the proposed mixed-use development.</li> <li>▪ As part of the Zoning By-law Amendment application the Owner has proposed a phased removal of the Holding Symbol “(H)” from the subject lands as follows:             <ul style="list-style-type: none"> <li>a) For the Phase 1 lands (950 the residential units and 1,860m<sup>2</sup> retail area), or portion thereof, the removal of the Holding Symbol “(H)” will not be occur until the following conditions are satisfied:                 <ul style="list-style-type: none"> <li>i) A Site Development Application in accordance with Section 41 of the <i>Planning Act</i>, is approved by Vaughan Council which shall include implementation of noise and vibration mitigation measures in accordance with Sections 3.1.11 and 3.1.12 of the Concord GO Centre Secondary Plan, (OPA #8);</li> <li>ii) Water supply and sewage servicing capacity has been identified and allocated to the subject lands, or portion thereby by Vaughan Council;</li> <li>iii) Safe access has been established to the public road system as approved by York Region, the Toronto and Region Conservation Authority, Infrastructure Ontario, and the City of Vaughan;</li> </ul> </li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>iv) A VIVANext Bus Rapid Transit stop location has been identified on Regional Road 7 to serve the development; and</li> <li>v) A Record of Site Condition (RSC) for the lands to be conveyed into public ownership has been filed and registered with the Ministry of Environment and Climate Change (MOECC), to the satisfaction of the City of Vaughan.</li> </ul> <p>b) For the remainder of the subject lands, or portions thereof, removal of the Holding Symbol “(H)” will not occur until the following conditions are satisfied:</p> <ul style="list-style-type: none"> <li>i) Water and sewage servicing capacity has been identified and allocated to the subject lands by the City of Vaughan, and</li> <li>ii) A Comprehensive Transportation Study shall be completed to the satisfaction of the City of Vaughan and York Region.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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>COMMENTS</b>
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies.</li> <li>▪ The proposed land uses (e.g. roads and built form), are conceptual and may change prior to Vaughan Council's consideration of the technical report.</li> </ul>
b.	Concord GO Centre Secondary Plan (CGCSP)	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable policies of the CGCSP.</li> </ul>

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c.	Appropriateness of Proposed Rezoning/site-specific zoning exceptions and Land Uses	<ul style="list-style-type: none"> <li>The appropriateness of the proposed RA3(H) Residential Apartment Zone subject to a Holding Symbol “(H)”, together with the site-specific zoning exceptions identified in Table 1, and the proposed parking standards on Attachment #5, will be reviewed in consideration of the surrounding existing and proposed land uses.</li> </ul>
d.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>The proposed Draft Plan of Subdivision will be reviewed in consideration of the existing and planned surrounding land uses and take into account the outcome of the Mobility Hub and comprehensive Transportation Study currently being procured. The required Draft Plan of Subdivision conditions will be included to address road alignments and connections, servicing and grading, environmental, and other municipal, regional and community agency requirements, and the Owner must identify the final Phase 1 boundary on the plan, should the applications be approved.</li> </ul>
e.	Development Concept Report	<ul style="list-style-type: none"> <li>The Owner has submitted a Development Concept Report as required by Policy 8.3.1 of the CGCSP, which provides a detailed description of the proposed development and the manner in which the proposed development addresses the policies of the CGCSP.</li> <li>The subject applications will be reviewed in consideration of the Development Concept Report, which forms part of the Urban Design Policy &amp; Masterplan Report prepared by Kirkor Architects &amp; Planners in support of the subject applications.</li> </ul>
f.	Section 37 Provision	<ul style="list-style-type: none"> <li>Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.</li> </ul>
g.	Studies and Reports	<ul style="list-style-type: none"> <li>The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City of Vaughan and/or the applicable public agencies: <ul style="list-style-type: none"> <li>Functional Servicing Report</li> <li>Preliminary Geotechnical Investigation</li> <li>Phase I Environmental Site Assessment</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"> <li>- Functional Operating Report</li> <li>- Environmental Noise and Vibration Feasibility Assessment</li> <li>- Community Services &amp; Facilities Report</li> <li>- Stage 1 and 2 Archaeological Assessment</li> <li>- Urban Design Policy &amp; Master Plan</li> <li>- Urban Design Guidelines</li> </ul> <ul style="list-style-type: none"> <li>▪ All of the studies must appropriately address the phased implementation of the development proposal.</li> <li>▪ The Owner is proposing to apply the vehicle and bicycle parking standards from the VMC, as shown on Attachment #5, for the development proposal. The appropriateness of applying these standards to the subject lands must be supported by a Parking Study, to the satisfaction of the Development Engineering and Infrastructure Planning Department.</li> </ul>
h.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ The TRCA must confirm the development limits and any buffers along the east boundary of the subject lands. Any land being conveyed to TRCA or City must be identified as a separate Block(s) on the Draft Plan of Subdivision.</li> <li>▪ The TRCA must also approve proposed road connections to Regional Road 7.</li> </ul>
i.	Servicing Allocation	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the Zoning By-law Amendment and Draft Plan of Subdivision applications are approved. Should servicing capacity not be available, a Holding Symbol “(H)” will be placed on the subject lands (or portion thereof), which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 4The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland 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 appropriateness of the location and configuration of the proposed parks must be reviewed by the Development Planning and Parks Development Departments in accordance with the policies in the CGCSP.</li> <li>▪ Future multi-use trail connections to the Bartley Smith Greenway will be reviewed as identified by policy 4.4.3 of the CGCSP. A trail connection to the Bartley Smith Greenway would require crossings of the Upper West Don River tributary.</li> </ul>

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k.	Proposed Public Roads	<ul style="list-style-type: none"> <li>▪ The Owner is proposing three public roads connecting to Regional Road 7 as shown on Attachments #3 and #4. Policy 3.1.10 of the CGCSP states that safe ingress and egress to Area 1, as shown on Attachment #1, must be approved by Infrastructure Ontario, York Region, the TRCA and the City of Vaughan. The development must meet the City's road standards as identified on Schedule "D" – Transportation Network, in the CGCSP.</li> <li>▪ The applicant is showing only one portion of future road connection north and south. This connection cannot be confirmed as it is not in the ownership of the applicant. It will be subject to future work as part of the Transportation Study for the area. A road connection to the west which would connect the site across the Metrolinx line may also be required which would impact the Park Block and development areas.</li> </ul>
l.	Potential Mobility Hub/Metrolinx	<ul style="list-style-type: none"> <li>▪ Section 3.6 of the CGCSP establishes policies regarding the potential location of a Mobility Hub within the Concord GO Local Centre. Policy 3.6.3 states that the north east quadrant of the mobility hub will encompass part of Area 1 as identified in the CGCSP which includes the subject lands. Should a Mobility Hub be required in this area, all or part of Block 5 on the proposed Draft Plan of Subdivision, as shown on Attachment #3, may be required for the Mobility Hub. The applications must be reviewed by Metrolinx.</li> <li>▪ Policy 4.4.5 of the CGCSP requires that north-south pedestrian connections across Regional Road 7, and pedestrian connections across the railway line must be considered.</li> <li>▪ Metrolinx must review the applications to ensure the appropriate building setbacks are achieved from the existing railway to the proposed residential units and that all required noise and vibration studies are undertaken and the approved warning clauses included in the Draft Plan of Subdivision conditions, and future documents (e.g. condominium agreement and declarations, should the applications be approved.</li> </ul>
m.	Road Widening	<ul style="list-style-type: none"> <li>▪ York Region must confirm the final planned right-of-way width for Regional Road 7. Should additional land for a road widening be required, the development proposal must be revised accordingly.</li> </ul>
n.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting,</li> </ul>

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		reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through future development applications such as the site plan approval process, if the applications are approved.
o.	Heritage Considerations	<ul style="list-style-type: none"><li>▪ Through a previous site-specific planning application, (Official Plan Amendment File OP.07.013), the Vaughan Urban Design and Cultural Heritage Division requested that a commemorative feature be developed that pays tribute to the industrial heritage of the subject lands. The commemorative feature should be located in a public place and incorporate some of reclaimed material from the original heritage structure (smokestack). The location and details of this commemorative feature will be established through the review of these applications.</li></ul>
p.	Concord West Urban Design Framework and Streetscape Plan	<ul style="list-style-type: none"><li>▪ The subject lands are located outside of the boundary of the Concord West Urban Design Framework and Streetscape Plan, however, the Owner will be required to have regard for the Plan.</li></ul>

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Strategy Map will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to 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 applications will be considered in the technical review of the applications, 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.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-16V009
4. Proposed Master Plan Building and Roads
5. Parking Requirements for the Vaughan Metropolitan Centre

#### **Report prepared by:**

Carol Birch, Planner, ext. 8485  
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)