Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

Ontario

ISSUE DATE: December 20, 2022 **CASE NO(S).:** OLT-22-002421
(Formerly PL130753)
OLT-21-001787
(Formerly PL111184)

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act,* R.S.O. 1990, c. P.13, as amended

Subject:	Site Plan
Referred by:	Ozner Corporation (South)
Property Address/Description:	South-east corner of Weston Road and Retreat Boulevard, legally described as Lot 22, Concession 5, shown as Blocks 10 and 272 on Registered Plan of Subdivision 65M-3898
Municipality:	City of Vaughan
City of Vaughan File No.:	DA.11.113
OLT Case No.:	OLT-22-002421
Legacy Case No.:	PL130753
OLT Lead Case No.:	OLT-22-002421
Legacy Lead Case No.:	PL130753
OLT Case Name:	Ozner Corporation (South) v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Ozner Corporation (South)
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	"Low-Rise Residential"
Proposed Designation:	"High Density Residential Commercial"
Purpose:	To permit the development of two, 12-storey apartment buildings with a total of 379 units
Property Address/Description:	0.87 hectare (2.16 acres) parcel of vacant land located at the south-east corner of Weston Road and Retreat Boulevard in the City of Vaughan,

	legally described as Lot 22, Concession 5, shown as Blocks 10 and 272 on Registered Plan of Subdivision 65M-3898
Municipality:	City of Vaughan
Approval Authority File No.:	OP.11.011
OLT Case No.:	OLT-22-002423
Legacy Case No.:	PL130800
OLT Lead Case No.:	OLT-22-002421
Legacy Lead Case No.:	PL130753

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Ozner Corporation (South)
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Neglect of application by the City of Vaughan
Existing Zoning:	“RT1 Residential Townhouse Zone” and “C3 Local Commercial Zone”
Proposed Zoning:	“RA3 Apartment Residential Zone”
Purpose:	To permit the development of two, 12-storey apartment buildings with a total of 379 units
Property Address/Description:	0.87-hectare (2.16 acres) parcel of vacant land located at the south-east corner of Weston Road and Retreat Boulevard in the City of Vaughan, legally described as Lot 22, Concession 5, shown as Blocks 10 and 272 on Registered Plan of Subdivision 65M-3898
Municipality:	City of Vaughan
Municipal File No.:	Z.11.042
OLT Case No.:	OLT-22-002425
Legacy Case No.:	PL130801
OLT Lead Case No.:	OLT-22-002421
Legacy Lead Case No.:	PL130753

PROCEEDING COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	1042710 Ontario Limited (aka Royal Centre)
Appellant:	1096818 Ontario Inc.
Appellant:	11333 Dufferin St. et. al.
Appellant:	1191621 Ontario Inc.; and others

Subject:	Failure to announce a decision respecting Proposed New Official Plan
Municipality:	City of Vaughan
OLT Case No.:	OLT-21-001787– Appeal No. 17
Legacy Case No.:	PL111184
OLT Lead Case No.:	OLT-21-001787
Legacy Lead Case No.:	PL111184
OLT Case Name:	Duca v. Vaughan (City)

Heard: July 25, 2022 by Video Hearing

APPEARANCES:

Parties	**Counsel**
City of Vaughan (“City”)	R. Kehar, G. Perhar
Ozner Corporation (“Ozner”)	Q. Annibale, B. Ruddick

DECISION DELIVERED BY WILLIAM R. MIDDLETON AND INTERIM ORDER OF THE TRIBUNAL

PART ONE: INTRODUCTION

[1] This appeal by Ozner was conducted by Video Hearing (“VH”) on the following days: August 2, 3, 5 and 8, 2022 with final written argument delivered by the Parties to the Tribunal on September 14, 2022.

[2] Ozner appeals in respect of the City’s failure to reach a decision on its most current applications for an Official Plan Amendment (“OPA”), a Zoning By-law Amendment (“ZBA”) and Site Plan Approval (“SPA”) in order to permit a nine-storey mid-rise building (“Development”) on Ozner’s property municipally known as 10131 Weston Road, in the City (the “Site”).

[3] The materials before the Tribunal were:

a) Ozner Compendium of Witness Statements, comprising four volumes and 1,459 pages;

b) Joint Document Book of the Parties, comprising 73 tabs and 4,424 pages;

c) Consolidated Visual Evidence (Humphries Planning Group), comprising 24 pages;

d) Turner Fleischer, Elevations, comprising 12 pages;

e) Turner Fleischer, Renderings, comprising 7 pages;

f) Ted Davidson, Witness Statement (“WS”), comprising 10 pages;

g) Ted Davidson, Reply WS, comprising 15 pages;

h) City’s Visual Exhibits, comprising 34 pages;

i) Ozner Written Argument, comprising 83 pages;

j) Ozner Book of Authorities, comprising 35 pages;

k) City’s Closing Submissions, comprising 27 pages; and

l) Ozner’s Reply Submissions, comprising 10 pages.

PART TWO: EVIDENCE AND ANALYSIS

Relevant History

[4] Ozner notes that the Site is located on the southeast corner of Weston Road and Retreat Boulevard and that Weston Road is a regional arterial road under the jurisdiction of the Region of York ("Region") and Retreat Boulevard is a minor collector road. The Site is located along the western edge of planning block 33W in the City and is approximately 350-500 metres ("m") north of Major Mackenzie Drive. Ozner in final argument states that the Site is currently vacant and is under-utilized given its location on an arterial road and in an urbanized area that has not previously been developed and apart from use as a sales office and associated parking, the prior use of the lands was agricultural.

[5] The Site is across the street from a large stormwater management pond to the north; directly to the east, on Retreat Boulevard and Zachary Place, there are existing lower density ground related units consisting of detached and semi-detached dwellings on Retreat Boulevard and townhouses on Zachary Place; located to the south, west, southwest and northwest along Weston Road are planned and approved various forms of townhouse development. The lands, at the intersection of Major Mackenzie Drive and Weston Road, are undergoing significant redevelopment and are planned for high-density, mixed-use development with proposed heights and densities of up to 36 storeys and up to 5.78 Floor Space Index ("FSI"), in the northwest quadrant and approved heights and densities of up to 12 storeys and up to 4.19 FSI, in the northeast quadrant.

[6] As argued by Ozner's counsel in final submissions, the Development "…is an example of modest intensification, which has been designed to be sensitive to its location and surrounding context in conformity with all built form and urban design policies and provisions of the Vaughan Official Plan, 2010, and consistent with the City's

Urban Design Guidelines." The overall density of the development, including both the mid-rise and townhouse components is 1.86 FSI and the height of the mid-rise building is to be nine storeys or 30.1 m excluding the mechanical penthouse. The building steps down to six and two storeys on the west, east and south elevations and has been designed to concentrate its height and massing towards the intersection of Weston Road and Retreat Boulevard and away from the adjacent low rise residential properties and incorporates generous step backs and setbacks. A total of 192 units are proposed within the mid-rise component of the Development which also includes a total of 10 townhouse units, three storeys in height, and are proposed to be located between two blocks at the south end of the Site.

[7] On September 7, 2010, City Council adopted the City of Vaughan Official Plan, 2010 ("City Official Plan"), which designated the subject site as a "mid-rise mixed use" on Schedule 13 – Land Use with a maximum building height of six storeys and a density of 2.0 FSI. The City Official Plan was subsequently appealed by several Parties prior to the Region making a decision to approve the plan. In December 2011, Ozner filed applications for OPA, ZBA, and SPA with the City. At that time, the proposal was to develop two 12-storey apartment buildings with a total of 379 units at a density of 3.54 FSI. At the time of the applications, the City Official Plan was not in force due to appeals filed with the Ontario Municipal Board. As a result, the application for OPA was filed to amend the then in force policies of the Vellore Village District Centre Plan (OPA 600 as amended by OPA 650).

[8] In April 2012, the City Council endorsed proposed modifications to the City Official Plan that, if approved, would have the effect of "down designating" the Site from the adopted "mid-rise mixed use" to "low rise residential". Ozner's counsel argues that these proposed modifications were not supported by any prior City staff recommendation and were presented at the meeting of the Committee of the Whole without prior notice to his client. Subsequently, in May 2012, Ozner filed appeals of the City Official Plan on a site-specific basis pursuant to s. 17(40) of the Planning Act

R.S.O. 1990, c. P.13, as amended (“PA”).

[9] The first prehearing conference was held in 2014 but the appeals were subsequently adjourned sine die until the Case Management Conference (“CMC”) was held in October 2020. At the October 2020 CMC, the Tribunal directed that the Applicant prepare a full resubmission and file it with the City and Region. This was done in December 2020 and is substantially consistent with the proposal that is now before this Tribunal.

[10] Following the resubmission, at the direction of the local City Councillor, Ozner considered a six-storey option that would maintain the proposed density and eliminate the townhouse blocks. At the VH, Ozner’s experts, Rosemarie Humphries and Peter Turner noted that this alternative option was not desirable from a massing perspective and that it did not represent an appropriate design regardless of whether breaks are introduced along Weston Road. It was Mr. Turner’s view that the nine-storey option was preferable because it takes the same density and concentrates it at the corner of Weston Road and Retreat Boulevard where it will have less impact on neighbouring properties. Ms. Humphries agreed with this assessment, noting that the six-storey alternative would result in the massing of the building being spread out and located closer to adjacent residential properties, and therefore, is a much less desirable option in her view.

[11] Counsel for the City has a different view of some of the background and history. In final argument, he notes that the Site is not within an intensification area in any of the applicable provincial, regional and/or local planning policy documents and is instead designated in the City Official Plan as a Community Area. Community Areas are planned to receive limited intensification. Community Areas, on the hierarchy of intensification in the City, are planned to absorb the lowest scale of intensification. In his view, the Development does not represent limited intensification and does not fit the scale of intensification planned for this Community Area.

[12] The City's counsel further notes that the Site is within 70 m of land to the immediate east that are designated Low-Rise Residential. These lands to the east are built out with single detached dwellings and townhouses. He points out that the Site is 300-500 m away from Major Mackenzie and that portions of Major Mackenzie are identified in the City's OP as a Primary Intensification Corridor. Unlike the Site, the portion of Major Mackenzie south of the Site and encompassing the four corners of Weston Road and Major Mackenzie is identified as an intensification area in the OP known as a Local Centre – which does not include the Site. Thus, counsel for the City maintains that this reflects an intent of where higher density development in this area should go, being the Local Centre itself and not the Site. The boundary of the Local Centre represents a limit where the level of intensification within and outside of it should be distinguishable, in his view.

[13] Through the submissions of counsel, the City conceded that intensification can occur on the Site. However, in this case, it is a question of whether the scale, massing, height and intensity of that intensification: i) fits within the hierarchy of intensification planned in the City Official Plan; and ii) is compatible with the character of the surrounding area. Interestingly, no member of the City's Planning staff was called as a witness to express these views on behalf of the City – instead, counsel for the City called a single outside planning expert to present his planning opinion. Of course, in the view of Ozner's counsel, the obvious reason for this was that, at all material times, the City's planning staff largely supported the Development proposed by Ozner – while the City's Council felt otherwise.

The Opinion Evidence and Factual Background Supports the Appellant's Case

[14] As noted above in paragraph [13], the City's planning staff essentially supported Ozner's Development. Ozner's counsel maintains in final argument that:

> On November 9, 2021, the City received and considered a recommendations report from the Development Planning Department with respect to the applications and associated OLT appeals…Through this report, the City's professional planning staff recommended that the City appear at this hearing in support of the development…at the height and approximate density proposed, and provided their opinion that the applications are consistent with and conform to all applicable Provincial policies, conform to the Region Official Plan 2010, maintain the intent of the City Official Plan 2010, and that the proposed development is considered to be compatible with the surrounding existing and planned land uses.

[15] Counsel for Ozner went on to argue that:

> As described in the staff report, all fundamental technical aspects of the Development have been addressed to the satisfaction of Region and City staff, including traffic/transportation, site access, servicing feasibility, noise, environmental impacts, and urban design…the City has confirmed that it is not raising any technical issues or concerns with respect to the proposed Development through this hearing…

[16] Despite the lack of any apparent basis for rejection of the Development, Ozner's counsel points out that the Committee of the Whole of the City's Council nonetheless rejected his client's applications – and then retained the City's law firm and a single outside planning consultant to oppose Ozner's appeal. The City filed no witness statements from any member of City staff, and none were called as witnesses by the City at the VH.

[17] The Tribunal agrees with counsel for Ozner that the main dispute is apparently whether the level of intensification proposed through the Development is appropriate – and in particular whether the proposed nine-storey height of the mid-rise building versus the six storeys that the City has indicated it could potentially support, conforms with the policy direction for intensification and development within the City's OP.

[18] Ozner's expert witnesses were Ms. Humphries and Mr. Turner. The City's sole expert witness was Mr. Ted Davidson. For the reasons set forth below in this Part Two, the Tribunal accepted and preferred the evidence and professional opinions provided by Ms. Humphries and Mr. Turner.

[19] Ms. Humphries is a registered professional planner in Ontario with over 35 years of planning experience and was qualified by the Tribunal without objection to provide opinion evidence on land use planning matters. She was first retained by Ozner more than 10 years prior to the VH to consult on its development proposals for the Site. Mr. Turner is a principal with the firm of Turner Fleischer and is both a well-known architect and a registered professional planner. He has some 48 years of experience and was qualified to provide opinion evidence on architectural and design matters in relation to his firm's work in designing the building comprising the Development.

[20] Mr. Davidson is also a highly experienced Ontario professional planner with almost 50 years of experience relating to a wide variety of planning projects in the City throughout the GTA and elsewhere. He was also qualified without objection to provide planning opinion evidence to the Tribunal. Unlike Ms. Humphries and Mr. Turner however, he was retained by the City and its counsel solely to respond to Ozner's appeal and had not been involved in any of the previous detailed work and analysis conducted by the City's planning department in relation to the Development. Moreover, as noted, he reached a different conclusion than did his client's planning department.

[21] Ms. Humphries testified at the VH in a clear and convincing fashion, and, in the Tribunal's view, her substantive opinions as set out in her oral evidence and in her WS and Reply WS were not successfully challenged on cross-examination. In summary, her conclusions were as set out below in paragraphs [22], [23], [24], [25], [26] and [27] below and are accepted by the Tribunal.

[22] The Development properly addresses matters of Provincial interest found in s. 2 of the PA.

[23] The Development is consistent with the provisions of the Provincial Policy Statement, 2020 ("PPS") in that it:

a) Focuses and directs growth and development towards a designated Settlement Area;

b) Encourages an increase in the mix and supply of housing;

c) Locates development in an area where community services and facilities exist and where people can access a range of services, programs and activities;

d) Is supported by existing municipal infrastructure, including water and wastewater services which ensures public health and safety and minimizes unnecessary public expenditures;

e) Introduces intensified residential land uses along existing and planned transit infrastructure in a manner that is safe, efficient and has high connectivity; and

f) Encourages contextually sensitive compact development in a manner that recognizes existing development/land uses and supports and complements the local community structure.

[24] The Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended in 2020 (“GP”) and implements its key policies by:

a) Directing residential intensification and development within an existing Settlement Area and the Designated Greenfield Area of the City of Vaughan;

b) Promoting the development of a complete community that offers a mix of housing types and tenures;

c) Locating development in an area with access to local amenities, and connections to municipal water and wastewater systems;
d) Establishing a transit-supportive development by enabling higher density

residential development within walking distance to transit routes and stops; and,

e) Assisting the City in meeting /exceeding the greenfield density target.

[25] The Development conforms to the applicable policies, intentions and objectives of the York Region Official Plan and the City Official Plan;

[26] The Site does not have an ecological system, natural area, agricultural land, natural resources or significant archeological or heritage resources. The development application process has required the completion of an overall sustainability matrix wherein one component assesses energy conservation and efficiency for the project. The Site is adequately serviced by transportation, municipal servicing infrastructure and represents the last property on the edge of the community along an arterial and collector road. The Development will provide a greater range of housing choices than those currently existing in the surrounding area. The Development addresses urban design guidelines, and the interface with adjacent lands representing both public and private spaces and interests through the provision of pedestrian pathways, well defined amenity space areas and vehicular traffic.

[27] Finally, the proposed Development and planning instruments represent good planning as the responds to provincial policy initiatives by providing a further range of housing choices and building forms in an area that is dominated by singles, semis and townhouse development.;

[28] Mr. Turner's evidence in both his written and oral testimony was that:

a) The residential context, both existing and proposed, at the intersection of Weston Road and Retreat Boulevard is for three storey townhouses and two storey detached dwellings. The proposal is for an L-shaped mid-rise building

terracing from 9 storeys at the north-west corner, down to three storeys at east and south ends of the L-shape, thus mitigating any impact from the taller portion of the building;

b) The Development is designed to meet the intent of all City of Vaughan urban design guidelines;

c) Ground level suites fronting onto both Weston Road and Retreat Boulevard have direct pedestrian access to Weston Road and to Retreat Boulevard sidewalks, thus providing an appropriate relationship to the public realm. There is no pedestrian access to the lands to south and east, which also serves to provide an appropriate relationship;

d) The proposal has all vehicular access from Retreat Boulevard. Sidewalks connect directly to both Weston Road and to Retreat Boulevard. As Weston Road can be quite busy with traffic, using Retreat Boulevard as the only access point is appropriate to minimize any vehicle conflicts entering the site;

e) The proposed built form has been designed, as illustrated in 3D renderings, to meet City urban design guidelines. In his opinion, the site plan is appropriate and good planning from an urban design perspective;

f) The design of the Development proposal is appropriate within its context and is in conformity with the built-form policies of the City. In addition, the proposal will provide positive benefits to the site and the area. From a built- form point of view, the proposal has acceptable impacts on the surrounding community;

g) The Development proposal has been designed to respect and be sensitive to

the existing physical character and uses of the surrounding area in terms of the buildings' orientation, heights, scale, and setbacks;

h) In this Established Community Area, the proposal is located and organized to respect and reinforce the physical character and uses of the surrounding area, including the building types of nearby residential properties, the heights and scales and setbacks of the established neighbourhood. It will frame and support the surrounding public realm and be massed to fit harmoniously into its surrounding environment including appropriate transition to areas of lower intensity development; and,

i) It was his professional opinion that the planning and urban design of the proposed Development appropriately addresses the relevant planning and urban design policies of the City, would fit well within its existing and planned urban design context, and represents good urban design practice.

[29] As noted, Mr. Davidson was retained by the City's lawyers solely to oppose Ozner's appeal. He conceded that the City's planning staff generally supported the essential concepts and plans of the Development. However, Mr. Davidson disagreed with the conclusions reached by the City's planners and also those of Ms. Humphries. He also attempted to offer opinions contrary to those of Mr. Turner although he admitted during his cross-examination that he was not retained to offer architectural or design opinions and conceded that he had not been qualified by the Tribunal to do so. As already noted, the Tribunal preferred the opinions and conclusions of Ms. Humphries and Mr. Turner to the extent of all contrary opinions expressed by Mr. Davidson in his WS, Reply WS and during his viva voce evidence at the VH.

PART THREE: CONCLUSIONS

[30] As noted in Part Two above, the Tribunal accepted the evidence of Ms. Humphries and Mr. Turner and was therefore of the view that:

a) All matters of provincial interest enumerated under s. 2 of the PA have been met by the proposed Development;

b) The Development is consistent with the requirements set out in the PPS;

c) The Development conforms with the applicable requirements of the GP;

d) The Development satisfies the requirements of the City's OP and the York Region Official Plan, including all applicable urban design guidelines and principles; and,

e) The Development respects principles of good planning.

[31] Therefore, the Tribunal allows this appeal by the Applicant Ozner Corporation, in part, subject to the Interim Orders set out below.

INTERIM ORDER

[32] **THE TRIBUNAL ORDERS** THAT these appeals are:

a) Allowed in part, on an interim basis, contingent upon confirmation, satisfaction or receipt of those pre-requisite matters identified in this paragraph 32 and also in paragraph [33] below;

b) The draft Official Plan Amendment to Schedule 13 of the City of Vaughan Official Plan, 2010 set out in Attachment 1 to this Interim Order is hereby

approved in principle;

c) The draft Zoning By-law Amendment set out in Attachment 2 to this Interim Order is approved in principle but shall be further amended to set out performance standards, including numerical height, setback and step back regulations to ensure that no larger building can be constructed than that described in Attachment 3 hereto; and,

d) The Applicant's application for Site Plan is approved in principle in accordance with the drawings appended hereto as Attachment 3 and subject to the conditions appended hereto as Attachment 4.

[33] The Tribunal will withhold the issuance of its Final Orders relating to the Interim Orders set out in paragraph [32] above contingent upon confirmation by the counsel for the City, of the following pre-requisite matters:

a) The Tribunal has received, and approved, the Official Plan Amendment submitted in a final form confirmed to be satisfactory to the City's Solicitor;

b) The Tribunal has received, and approved, the Zoning By-law Amendment submitted in a final form confirmed to be satisfactory to the City's Solicitor; and,

c) The Tribunal is advised that the Applicant has satisfied all requirements for the Site Plan contained in the drawings appended as Attachment 3 hereto and has satisfactorily complied with the Site Plan conditions set out in Attachment 4 hereto;

[34] The Panel Member will remain seized for the purposes of reviewing and

approving the final drafts of the Official Plan Amendment and the Zoning By-Law Amendment and the issuance of the Final Orders as described in paragraphs [32] and [33] above.

[35] If by March 1, 2023 the Parties do not submit the final drafts of the Official Plan Amendment and the Zoning By-law Amendment, and provide confirmation that all other contingent pre-requisites to the issuance of the Final Order set out in paragraph [33] above have been satisfied, and do not request the issuance of the Final Order, then the Applicant and the City shall provide a written status report to the Tribunal before that date, as to the timing of the expected confirmation and submission of the final form of the draft Official Plan Amendment and Zoning By-law Amendment and issuance of the Final Order by the Tribunal. In the event the Tribunal fails to receive the required status report, by March 1, 2023, or by such other deadline as the Tribunal may impose, the Tribunal may then dismiss these Appeals.

[36] If and as required, The Tribunal may arrange the further attendance of the Parties by video hearing event or telephone conference call to determine the additional timelines and deadline for the submission of the final form of the instruments, the satisfaction of the contingent pre-requisites and the issuance of the Final Order.

“William R. Middleton”

WILLIAM R. MIDDLETON
VICE CHAIR

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

ATTACHMENT 1

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2021

A By-law to adopt Amendment Number XX to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number XX to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule "1" is hereby adopted.

2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this ____day of _____, 2021.

_____
Hon. Maurizio Bevilacqua, Mayor

_____
Jeffrey A. Abrams, City Clerk

DRAFT

AMENDMENT NUMBER ___

TO THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text and Schedule "1" and Schedule "2" constitute Amendment Number XX to the Official Plan of the Vaughan Planning Area.

DRAFT

I. PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 1, to re-designate the Subject Lands from 'Low Rise Residential' to 'Mid-Rise Residential'; increase the maximum permitted building height to 9-storeys; and increase the maximum permitted Floor Space Index ("FSI") to 1.86 times the area of the lot, to implement the proposed land uses of a mid-rise residential building and a 10 unit block of townhouses.

II. LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are municipally known as 10131 Weston Road and legally described as Block 10 and Block 272 in Registered Plan of Subdivision 65M-3898 and part of Lot 22, Concession 5 in the City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No.XX."

III. BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS includes policies that direct new growth to urban areas and promotes an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents, which contribute to the creation of strong and safe communities, healthy environments and long-term economic growth. The development of the Subject Lands for mid-rise residential and townhouse units will facilitate the development of underutilized parcels of land and meets the intent of the PPS with respect to efficient use of land and infrastructure, and providing a range of housing types on lands that are environmentally safe and will not compromise public safety. The proposed development is contextually sensitive and recognizes the existing development and land uses in the area, it also will utilize established community services and facilities. The proposed development of the Subject Land is consistent with the policies of the PPS.

2. The Provincial Places to Grow Plan (Growth Plan) sets out a framework to provide overall leadership and guidance to municipalities as they plan for growth in their communities. The plan sets out policy on a wide range of issues including, managing growth, general intensification and infrastructure planning, among other policies. The Growth Plan states that intensification makes more efficient use of land by accommodating growth within existing urban areas and that intensification is the key to revitalizing city centres and making them more people focused and liveable. The proposed development proposes residential intensification in an existing settlement area and proposes a mix of housing types and tenures. The proposed development is located in an area with access to amenities and established infrastructure such as water and wastewater systems. The proposed development is transit supportive and is within walking distance to transit routes. As such, the proposed development of the Subject Lands with an infill development in an already established area, utilizing existing infrastructure conforms to the Provincial Growth Plan.

3. The York Region Official Plan (YROP) designates the Subject Lands as "Urban Area". The "Urban Area" designation permits a wide range of residential, commercial, industrial and institutional uses. The objectives of the YROP include targeting growth to existing built up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The YROP also promotes intensification on major arterials and adjacent to existing transit services. The YROP also encourages built form which provides adequate transition to adjacent uses. The proposed development is an example of residential intensification in the built-up urban area and contributes to the achievement of the minimum intensification targets. The proposed development, through a mid-rise building and townhouses, satisfies the needs of a diverse and changing population. The density proposed by the development supports the increased levels of transit service and usage along transit routes. The development considers the adjacent development and uses in the design of the massing and the built forms. The proposed development also utilizes existing municipal infrastructure and takes advantage of existing community services and facilities. Therefore, the proposed development of the Subject Lands conforms to the policies of the York Region Official Plan.

4. Vaughan's Official Plan provides strategic guidance for the physical development of the municipality while taking into consideration important social, economic and environmental issues and objectives. Specifically, Vaughan will need to manage land and plan for development including infill and intensification. The development seeks to intensify a vacant and/or underutilized property within the City of Vaughan's Urban Area and on the edge of the Vellore Village Local Centre which is planned to accommodate intensification and growth. The proposed development supports the City of Vaughan's overall growth management strategy as it contributes to the minimum residential intensification occurring within the built boundary. It promotes transit supportive densities and appropriate intensification along Vaughan's local corridors. The proposed development introduces a broad mix and range of residential units and the built form is compatible with and fits within the existing and planned context of the area. For these reasons, the proposed development conforms to the policies of the Official Plan.

IV. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Volumes 1 and 2 of Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Amending Volume 1, Schedule 13-Land Use by redesignating the Subject Lands, as shown on Schedule "2" from 'Low Rise Residential to 'Mid-Rise Residential' with a maximum permitted building height of 9-storeys and a maximum permitted FSI of 1.86 times the area of the lot.

V. IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning Bylaw 1-88, and Site Development Approval, pursuant to the Planning Act.

VI. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

DRAFT



LANDS SUBJECT TO AMENDMENT NO.__

THIS IS SCHEDULE '1'
TO AMENDMENT No. ___
ADOPTED THE ___ DAY OF ___ 2021

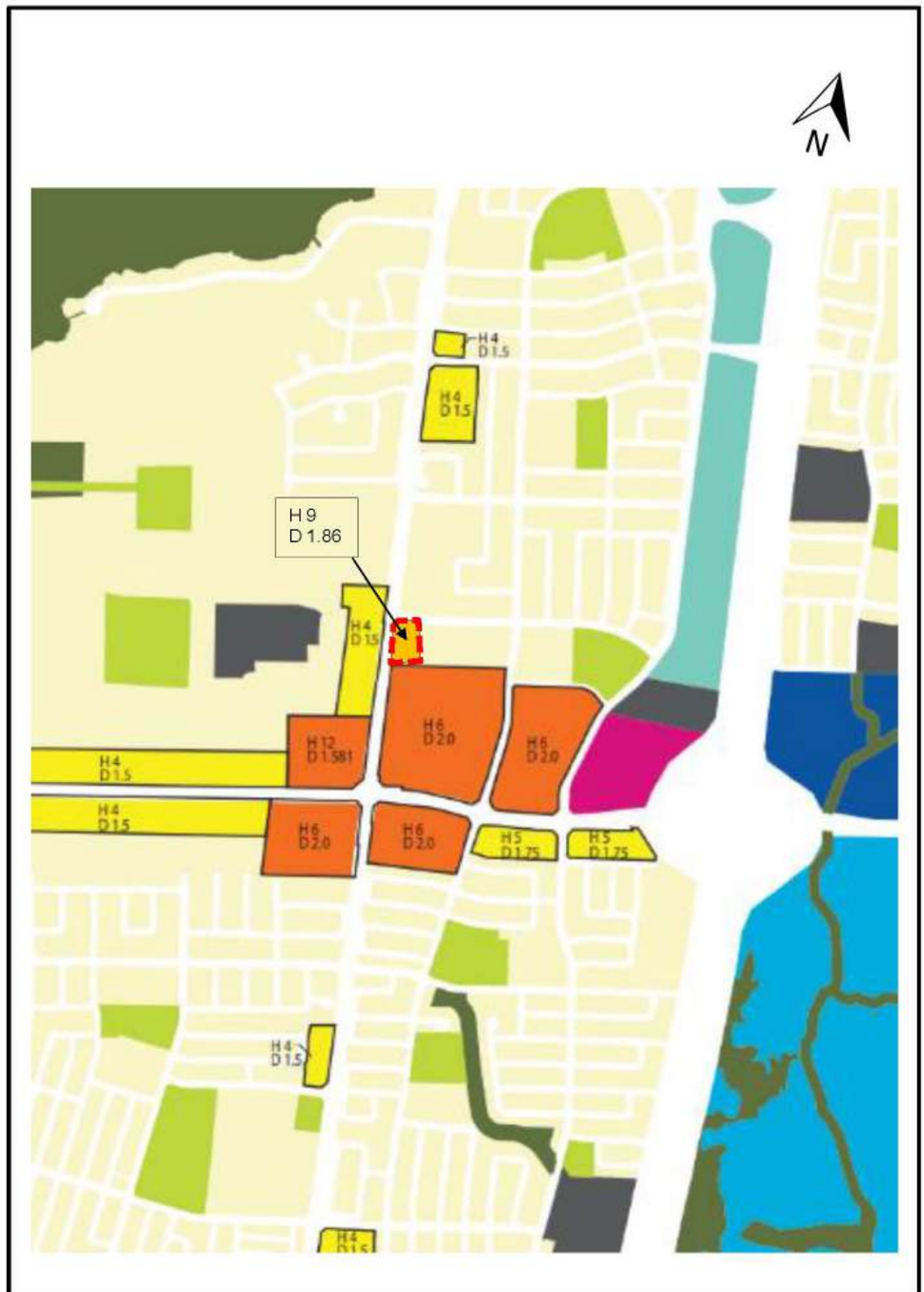
SIGNING OFFICERS

FILE No.: OP.11.011
RELATED FILE No.: Z.11.042 & DA.11.113
LOCATION: BLOCK 10 & BLOCK 272,
REGISTERED PLAN 65M-3898
APPLICANT: OZNER CORPORATION (SOUTH)
CITY OF VAUGHAN

_____
MAYOR

_____
CLERK

DRAFT: SEPTEMBER 20, 2021



LANDS SUBJECT TO AMENDMENT NO.__

THIS IS SCHEDULE '2'
TO AMENDMENT No. ___
ADOPTED THE ___ DAY OF ___ 2021

SIGNING OFFICERS

FILE No.: OP.11.011
RELATED FILE No.: Z.11.042 & DA.11.113
LOCATION: BLOCK 10 & BLOCK 272,
REGISTERED PLAN 65M-3898
APPLICANT: OZNER CORPORATION (SOUTH)
CITY OF VAUGHAN

_____
MAYOR

_____
CLERK

ATTACHMENT 2

The City of Vaughan

By-law

BY-LAW NUMBER -2022

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the City of Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That the City of Vaughan By-law Number 1-88, as amended, be and is hereby further amended by:

   a. Rezoning the lands shown as "Subject Lands" on Schedules "1" and "2" attached hereto from RT1 "Residential Townhouse" Zone and C3 "Local Commercial" Zone to RA3 "Apartment Residential" Zone, in the manner shown on Schedules "1", and "2".

   b. Adding the following paragraph to Section 9.0 "EXCEPTIONS":

   (XXXX) Notwithstanding the provisions of:
   a) Subsection 2.0, respecting Definitions;
   b) Subsection 3.8, respecting Parking Requirements;
   c) Subsection 3.9, respecting Loading Space Requirements;
   d) Subsection 3.13, respecting Minimum Landscaped Areas;
   e) Subsection 3.14, respecting Encroachments;
   f) Subsection 3.17, respecting Portions of Buildings Below Grade;
   g) Subsection 4.1.4 f), respecting Dimensions of Driveways;
   h) Subsection 4.1.6, respecting Minimum Amenity Areas;
   i) Subsections 4.1.9 and Schedule "A", respecting Zone Requirements in the RA3 "Apartment Residential Zone; and
   j) Subsection 4.12, respecting Permitted Uses in RA3 Apartment Residential Zone

   The following provisions shall apply to the entirety of the Subject Lands on Schedule "1":

   ai) For the purpose of this Exception, the following definitions shall apply:
   - Parking Space: Means a rectangular area measuring at least 2.70 metres by 5.70 metres, exclusive of any aisles or ingress or egress lands, used for the temporary parking of motor vehicles.
   - Lot: means a parcel of land fronting onto a public street or private common element condominium road that may be shared with another condominium corporation
   - Amenity Area: means the space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents inclusive of patios, landscaped areas, balconies, roof terraces, swimming pools, communal lounges and other similar type areas suitable for recreational purposes.

bi) The minimum number of parking spaces shall be as follows:
- Residential – Apartment Dwelling: 1.0 spaces per unit
- Residential – Apartment Visitor: 0.2 spaces per unit
- Residential – Block Townhouse Dwelling: 1.0 spaces per unit
- Residential – Block Townhouse Visitor: 1.0 spaces per unit

bii) A parking area shall be provided with a means of access or driveway at least 5.4 metres but not exceeding 7.75 metres in width perpendicular to the centre line of the driveway, unless the driveway is a joint ingress and egress driveway, in which case the width shall be 6.0 metres.

biii) The minimum number of bicycle parking spaces shall be as follows:
- Short-Term: 0.10 spaces
- Long-Term: 0.50 spaces per unit

ci) Notwithstanding bii), Section 3.9 (b) shall continue to apply for the driveway and/or aisle serving the movement of trucks to and from a loading space.

di) A strip of land not less than 2.35 metres in width shall be provided along a lot line which abuts a street line, and shall be used for landscaping, which may include both hard and soft landscaping treatments. A ventilation shaft and/or a hydro transformer may be permitted to be located within this strip of land.

ei) Subsection 3.14 shall not apply as related to air vents.

eii) Stairways shall encroach 1.25 metres along the easterly lot line

fi) The minimum setback from any lot line to the nearest part of a building below finished grade shall be 0.5 metres.

gi) Subsection 4.1.4 (b(i)) and (f)(v)(1) shall not apply.

hi) Subsection 4.1.1 (b)(c) shall not apply.

ii) Notwithstanding Section 4.1.4 (e) the dimensions for the garage or carports for the proposed Block Townhouse units shall be 3.0 metres by 5.7 metres measured from the interior walls.

ji) The minimum amenity area shall be provided at the following rates:
- Apartment Unit: 8.0 m^2 per unit for the first 8 units and an additional 5.0 m^2 per unit for each additional dwelling unit
- Townhouse Unit: 10.0 m^2 per unit

ki) The following zone requirements shall apply to the lands zoned "RA3 Apartment Residential Zone" on Schedule "1":
- Minimum Lot Area: 43m^2 per unit
- Minimum Townhouse Width: 5.70 metres per unit
- Minimum Exterior Yard Setback (Townhouses): 2.35 metres
- Minimum Rear Yard Setback (Townhouses): 8.3 metres to carport and 14metres to wall of townhouse
- Height of mechanical will be no greater than 5 metres. Cooling towers, cooling tower perimeter walls, elevator overruns, a parapet, roof drainage components, and thermal and water proofing assembly may project an additional 2.5

DRAFT

metres above the mechanical for a total of 7.5 metres above the roof of the main building.

li) In addition to the uses provided in Section 4.12 the following uses are permitted:

i. Block Townhouse Dwelling

c. Adding Schedule "E- ", attached hereto as Schedule "1".
d. Deleting Key Map 6E and substituting therefore the Key Map 6E, attached hereto as Schedule "2".

2. Schedules "1" and "2", attached hereto are deemed to form part of this By-law.

READ A FIRST, SECOND and THIRD time and finally passed this _____ Day of _____, 2022.

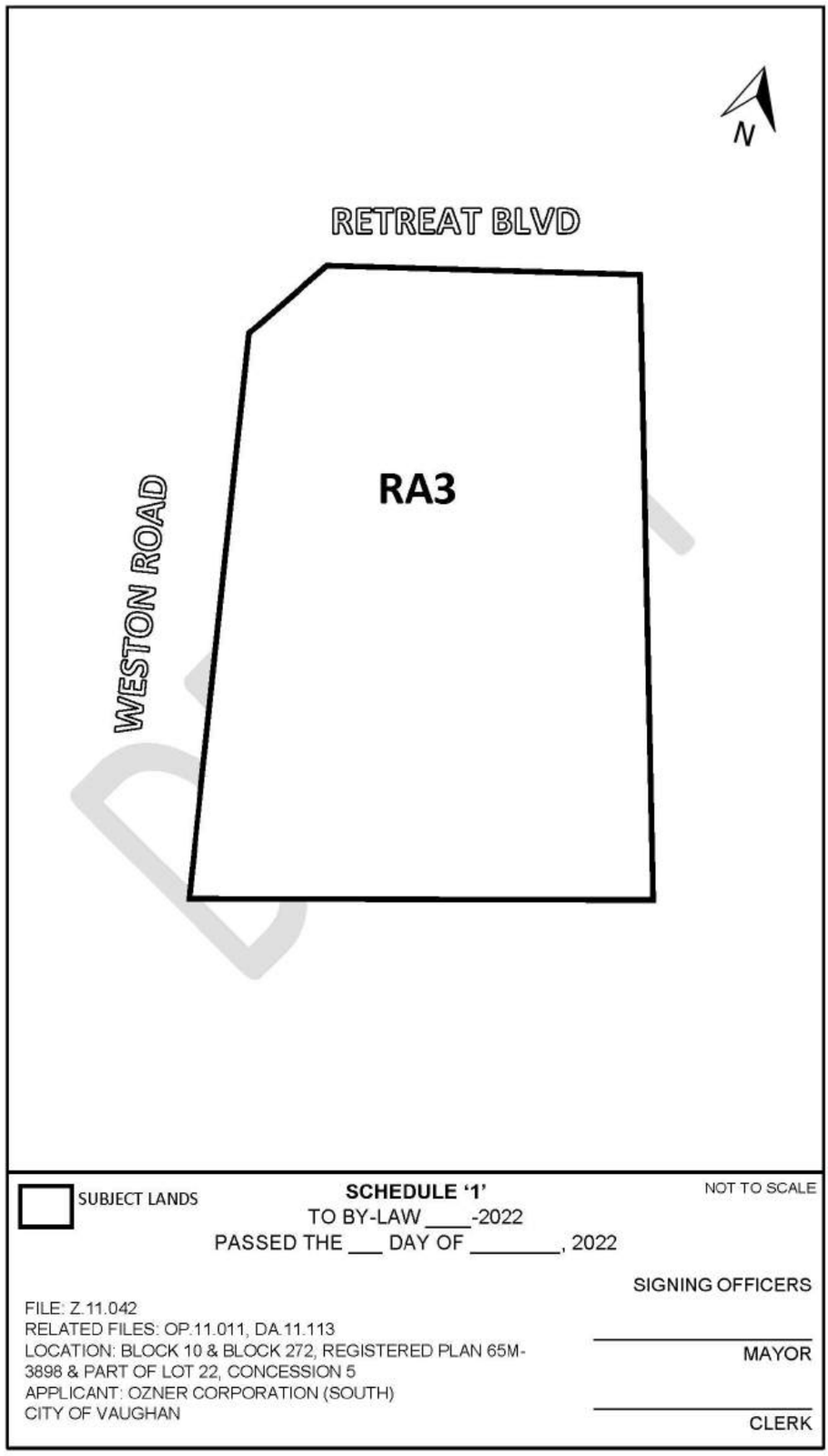
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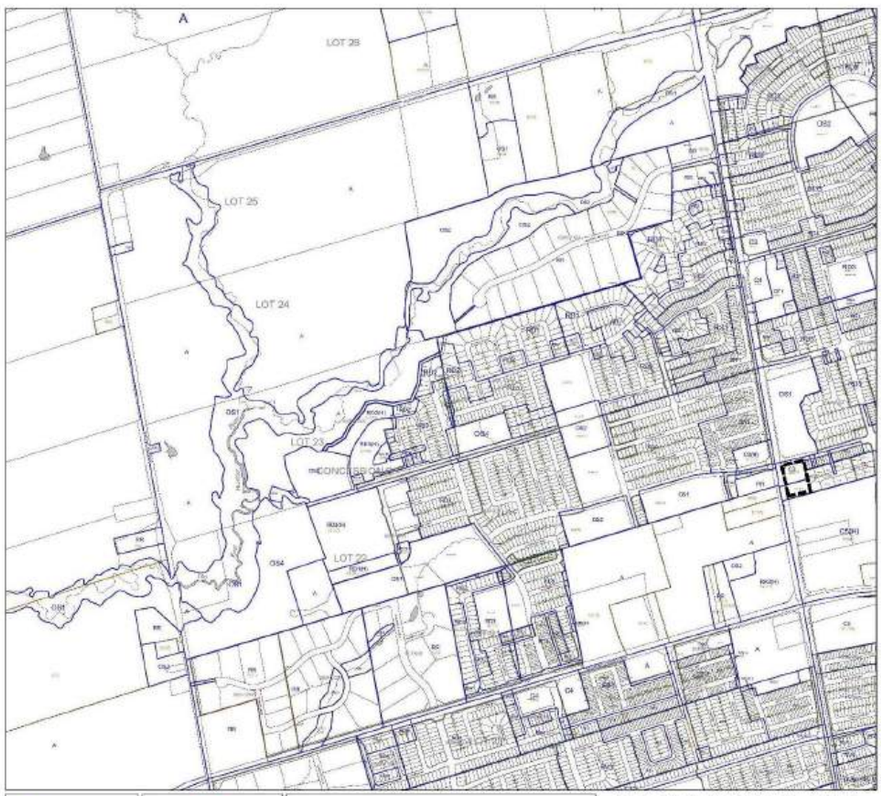
Maurizio Bevilacqua
Mayor

_____

Todd Coles
City Clerk

DRAFT


N
RETREAT BLVD
WESTON ROAD
RA3
SUBJECT LANDS
SCHEDULE '1'
TO BY-LAW ____-2022
PASSED THE ___ DAY OF _____, 2022
NOT TO SCALE
SIGNING OFFICERS
FILE: Z.11.042
RELATED FILES: OP.11.011, DA.11.113
LOCATION: BLOCK 10 & BLOCK 272, REGISTERED PLAN 65M-3898 & PART OF LOT 22, CONCESSION 5
APPLICANT: OZNER CORPORATION (SOUTH)
CITY OF VAUGHAN
MAYOR
CLERK



SUBJECT LANDS

SCHEDULE '2'
TO BY-LAW ____-2022
PASSED THE ___ DAY OF _____, 2022

NOT TO SCALE

FILE: Z.11.042
RELATED FILES: OP.11.011, DA.11.113
LOCATION: BLOCK 10 & BLOCK 272, REGISTERED PLAN 65M-3898 & PART OF LOT 22, CONCESSION 5
APPLICANT: OZNER CORPORATION (SOUTH)
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

ATTACHMENT 3

10131 Weston Road

Vaughan, ON

19.018FS





TURNER FLEISCHER
67 Leonill Road
Toronto, ON, M3B 2T8
turnerfleischer.com

2ND SPA SUBMISSION
2020-03-31

TURNER FLEISCHER ARCHITECTS INC.
HUMPHRIES PLANNING GROUP INC.
Lithos
BAKER TURNER INC
IBI GROUP
MARSH DENNIS ASSOCIATES LTD.
REINBOLD

19.018FS - WESTON RD & RETREAT BLVD

VAUGHAN, ONTARIO

PROJECT SUMMARY

CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW

LAND USE	m²	ft²	%
BUILDING COVERAGE (GROUND FLOOR)	2,971.7	31,987	34.0%
LANDSCAPED OPEN SPACE	3,807.2	40,981	43.5%
PAVED AREA	1,964.2	21,142	22.5%
TOTAL SITE AREA	8,743.1	94,110	100.0%

GROSS FLOOR AREA SUMMARY

AS PER CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW

PARCEL	USE	GFA	
		m²	ft²
	RESIDENTIAL (APARTMENT)	13,445.2	144,724
	RESIDENTIAL (TOWNHOUSE)	1,937.4	20,854
	INDOOR AMENITY	258.1	2,778
	TOTAL RESIDENTIAL	15,640.7	168,356

FLOOR SPACE INDEX SUMMARY

AS PER CITY OF VAUGHAN OFFICIAL PLAN

PARCEL	USE	GFA		FSI
		m²	ft²	
	RESIDENTIAL (APARTMENT)	14,027.7	150,994	1.60
	RESIDENTIAL (TOWNHOUSE)	1,937.4	20,854	0.22
	INDOOR AMENITY	258.1	2,778	0.03
	TOTAL RESIDENTIAL	16,223.2	174,627	1.86

BUILDING HEIGHT DEFINITION

Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance), and
i) in the case of a flat roof, the highest point of the roof surface,
(ii)in the case of a mansard roof, the highest point on the roof surface,
iii)in the case of gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof
exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.

GROSS FLOOR AREA DEFINITION

CITY OF VAUGHAN COMPREHENSIVE ZONING BY-LAW

Gross Floor Area means:
i) In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.
ii) In reference to a secondary suite, the aggregate area of that portion of a dwelling devoted to and exclusively used as a secondary suite.

FLOOR SPACE INDEX DEFINITION

CITY OF VAUGHAN OFFICIAL PLAN

Floor Space Index means:
The ratio of gross floor area to the next developable area of the site. The gross floor area means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bycicle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widening, parks and schools.

GROSS FLOOR AREA (GFA) BREAKDOWN

	FLOOR	# OF UNITS	GROSS FLOOR AREA BREAKDOWN: RESIDENTIAL SALEABLE		RESIDENTIAL NON-SALEABLE		TOTAL RESIDENTIAL		INDOOR AMENITY		TOTAL GROSS FLOOR AREA (GFA) (TFA - EXCLUSIONS)	
		#	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
MID-RISE 9 STOREY APARTMENT	U/G 1											
	1	20	1,191.0	12,820	607.7	6,541	**1,798.7**	**19,361**	258.1	2,778	**2,056.8**	22,139
	2	27	1,634.6	17,595	400.2	4,308	**2,034.8**	**21,903**			**2,034.8**	21,903
	3	22	1,349.5	14,526	180.2	1,940	**1,529.7**	**16,466**			**1,529.7**	16,466
	4	22	1,349.5	14,526	180.2	1,940	**1,529.7**	**16,466**			**1,529.7**	16,466
	5	22	1,349.5	14,526	180.2	1,940	**1,529.7**	**16,466**			**1,529.7**	16,466
	6	22	1,349.5	14,526	180.2	1,940	**1,529.7**	**16,466**			**1,529.7**	16,466
	7	19	1,028.8	11,074	135.5	1,459	**1,164.3**	**12,533**			**1,164.3**	12,533
	8	19	1,028.8	11,074	135.5	1,459	**1,164.3**	**12,533**			**1,164.3**	12,533
	9	19	1,028.8	11,074	135.5	1,459	**1,164.3**	**12,533**			**1,164.3**	12,533
	MPH											
	TOTAL	192	11,310.0	121,741	2,135.2	22,983	13,445.2	144,724	258.1	2,778	13,703.3	147,502

AMENITY AREA BREAKDOWN

OUTDOOR AMENITY	
m²	ft²
826.0	8,891
826.0	8,891

GROSS FLOOR AREA (GFA) BREAKDOWN

	FLOOR	# OF UNITS	TOWNHOUSES RESIDENTIAL SALEABLE		TOTAL RESIDENTIAL		TOTAL GROSS FLOOR AREA (GFA) (TFA - EXCLUSIONS)	
		#	m²	ft²	m²	ft²	m²	ft²
TOWNHOUSES	U/G 1							
	1	10	645.8	6,951	645.8	6,951	**645.8**	6,951
	2		645.8	6,951	645.8	6,951	**645.8**	6,951
	3		645.8	6,951	645.8	6,951	**645.8**	6,951
	TOTAL	10	1,937.4	20,854	1,937.4	20,854	1,937.4	20,854

TOTAL FLOOR AREA SUMMARY

FLOORS	TFA	
	m²	ft²
U/G 1	8,297.7	89,316
FLOOR 1 - MPH	16,223.2	174,627
TOTAL	24,520.9	263,942

AREA EXCLUSIONS TOTAL EXCLUSIONS		TOTAL FLOOR AREA [TFA] (NO EXCLUSIONS)	
m²	ft²	m2	ft2
8,297.7	89,316	8,297.7	89,316
269.1	2,897	2,325.9	25,036
		2,034.8	21,902
		1,529.7	16,466
		1,529.7	16,466
		1,529.7	16,466
		1,529.7	16,466
		1,164.3	12,532
		1,164.3	12,532
313.4	3,373	313.4	3,373
8,880.2	95,586	22,583.5	243,087

AREA EXCLUSIONS TOTAL EXCLUSIONS		TOTAL FLOOR AREA [TFA] (NO EXCLUSIONS)	
m²	ft²	m2	ft2
		645.8	6,951
		645.8	6,951
		645.8	6,951
		1,937.4	20,854

TURNER FLEISCHER

10101 Weston Road

Vaughan, ON

STATISTICS

SPA001 2

UNIT MIX - PROVIDED

	FLOOR	UNIT TYPE							TOTAL	AVERAGE UNIT SIZE	
		STUDIO	1B	1B+D	2B	2B+D	3B	3B+D		m²	ft²
TOWN-HOUSE	1						10		10	64.6	695
	SUBTOTAL						10		10		
	TOTAL UNITS						10				
MID-RISE 9 STOREY APARTMENT	1		5	7	3	5			20	58.6	630
	2		7	5	8	6	1		27	60.3	649
	3		7	4	8	2	1		22	59.3	639
	4		7	4	8	2	1		22	58.9	635
	5		7	4	8	2	1		22	58.9	635
	6		7	4	8	2	1		22	58.9	635
	7	1	4	12	1		1		19	54.3	584
	8	1	4	12	1		1		19	54.3	584
	9	1	4	12	1		1		19	54.3	584
	SUBTOTAL	3	52	64	46	19	8		192	58.9	634
	TOTAL UNITS	3	116		65		8				
	UNIT MIX	1.6%	60.4%		33.9%		4.2%		100.0%		
TOTAL UNITS (TOWNHOUSE + APARTMENT)		3	116		65		18		202		

AMENITY AREA REQUIRED

TYPE	REQUIRED			
	RATIO	m2	ft2	OUTDOOR AMENITY
AMENITY (APARTMENT)	8.0m2 FOR FIRST 8 UNITS + 5.0m2 / UNIT ADDITIONAL	984	10,592	MINIMUM CONTIGUOUS OUTDOOR AMENITY REQUIRED = 55.0m2
AMENITY (TOWNHOUSE)	10m2/UNIT	100	1,076	
TOTAL AMENITY		1084	11,668	

** AMENITY REQUIRED AS PER CITY OF VAUGHAN NEW DRAFT ZONING BYLAW*

AMENITY AREA REQUIRED PROVIDED

FLOOR	INDOOR AMENITY		OUTDOOR AMENITY		TOTAL	
	m²	ft²	m²	ft²	m²	ft²
1	258.1	2,778	826.0	8,891	1,084.1	11,669
2						
3						
4						
5						
6						
7						
8						
9						
SUBTOTAL	258.1	2,778.2	826.0	8,891.1	1,084.1	11,669.3
TOTAL						

VEHICULAR PARKING - REQUIRED

	USE	RATIO (MIN.)	UNITS / GFA (m²)	SPACES (MIN.)
	VISITOR	0.20 / UNIT	192	39
	RESIDENT	1.00 / UNIT	192	192
	APARTMENT SUBTOTAL			231
	VISITOR	1.00 / UNIT	10	10
	RESIDENT	1.00 / UNIT	10	10
	TOWNHOUSE SUBTOTAL			20
	TOTAL REQUIRED			251

** VEHICULAR PARKING RATIOS AS PER CITY OF VAUGHAN NEW DRAFT ZONING BYLAW*

ACCESSIBLE PARKING - REQUIRED

	USE	RATIO (MIN.)	MIN. B/F REQ'D.
APARTMENT	TOWNHOUSE	N/A	
	APARTMENT	2 + 2% OF TOTAL	8
	TOTAL ACCESSIBLE PARKING SPACES REQUIRED		8

** VEHICULAR PARKING RATIOS AS PER CITY OF VAUGHAN NEW DRAFT ZONING BYLAW*

BICYCLE PARKING - REQUIRED

	USE	RESIDENTIAL	
		RATIO	SPACES
APARTMENT	SHORT TERM	0.10 / UNIT	21
	LONG TERM	0.50 / UNIT	96
	TOTAL REQUIRED		117

** BICYCLE PARKING RATIOS AS PER CITY OF VAUGHAN COMPREHENSIVE ZONING BYLAW*

VEHICULAR PARKING - PROVIDED

	USE	SPACES	
		FLOOR 1	U/G LEVEL 1
	VISITOR	3	36
	APARTMENT RESIDENT		192
	APARTMENT SUBTOTAL	231	
	VISITOR	10	
	TOWNHOUSE RESIDENT	10	
	TOWNHOUSE SUBTOTAL	20	
	TOTAL PROVIDED	251	

ACCESSIBLE PARKING - PROVIDED

	FLOOR	SPACES		TOTAL
		RESIDENTIAL	VISITOR	
APARTMENT	FLOOR 1			
	U/G LEVEL 1	1	7	8
	TOTAL PROVIDED	1	7	8

BICYCLE PARKING - PROVIDED

	FLOOR	RESIDENTIAL		TOTAL
		SHORT TERM	LONG TERM	
APARTMENT	FLOOR 1	21		21
	U/G LEVEL 1		96	96
	TOTAL PROVIDED	21	96	117

TURNER FLEISCHER

10131 Weston Road

Vaughan, ON

STATISTICS

2021-03-30

SPA002 2

EXISTING PODIUM/STREETWALL



NO EXISTING PODIUM/STREETWALL



SECTION 5

Performance standards for Mid-Rise buildings that are not located on Intensification corridors.

g. In areas of the City that are not Intensification Corridors:

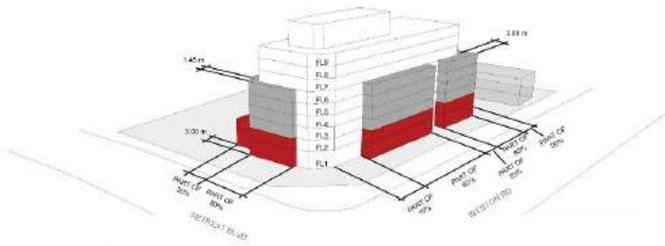
- The building envelope should respect the minimum front yard setback as per the zoning by-law requirements.

Existing Podium/Streetwall

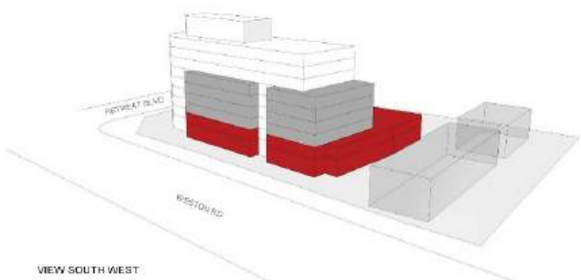
- Where a podium form is established, the podium should be a maximum of six storeys in height and the upper storeys should step back a minimum of 3 metres.
- Where a continuous streetwall exists, new buildings should align with existing setbacks and upper storey step-backs to create consistency in the streetscape.

No Existing Podium/Streetwall

- Where a podium form is not established, upper storey cantilevers may occupy 80% of the building height and frontage and may project up to 3.0 metres.



VIEW NORTH WEST



VIEW SOUTH WEST

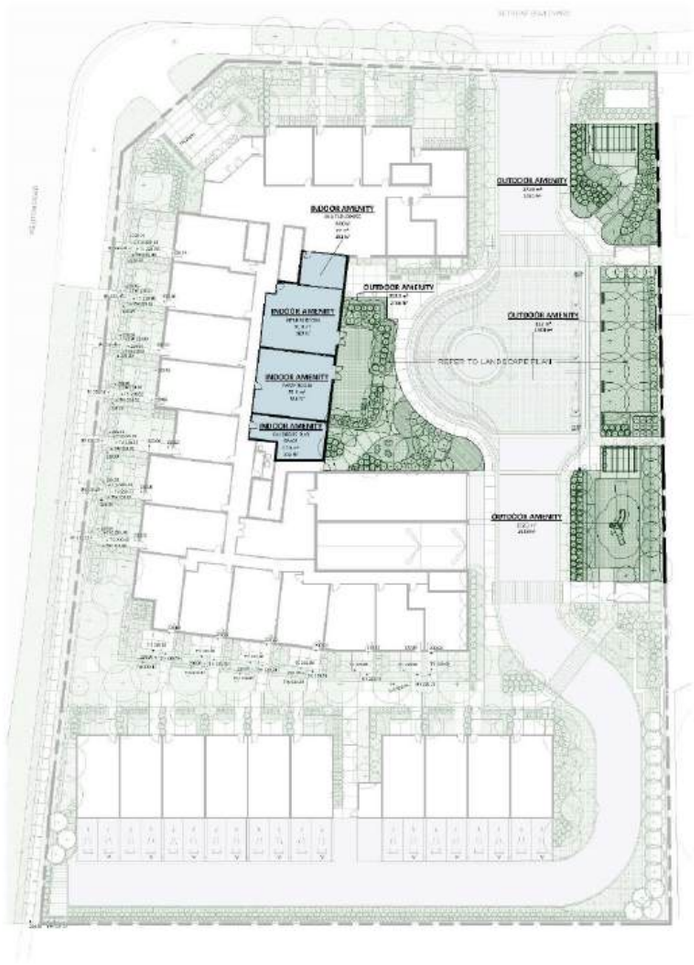
TURNER FLEISCHER

10131 Weston Road

Vaughan, ON

URBAN DESIGN GUIDELINES

SPA003 2



FLOOR 1 - AMENITY

AMENITY AREA REQUIRED

TYPE	REQUIRED			
	RATIO	m2	ft2	OUTDOOR AMENITY
AMENITY (APARTMENT)	4.0m2 FOR FIRST 8 UNITS + 5.0m2 / UNIT ADDITIONAL	984	10,592	MINIMUM CONTIGUOUS OUTDOOR AMENITY REQUIRED = 55.0m2
AMENITY (TOWNHOUSE)	10m2/UNIT	100	1,076	
TOTAL AMENITY		1084	11,668	

* AMENITY REQUIRED AS PER CITY OF VAUGHAN NEW DRAFT ZONING BYLAW

SCALE 2m 10m 5m 25m

TURNER FLEISCHER

10131 Weston Road

Vaughan, ON

AMENITY DIAGRAM

SPA004 2

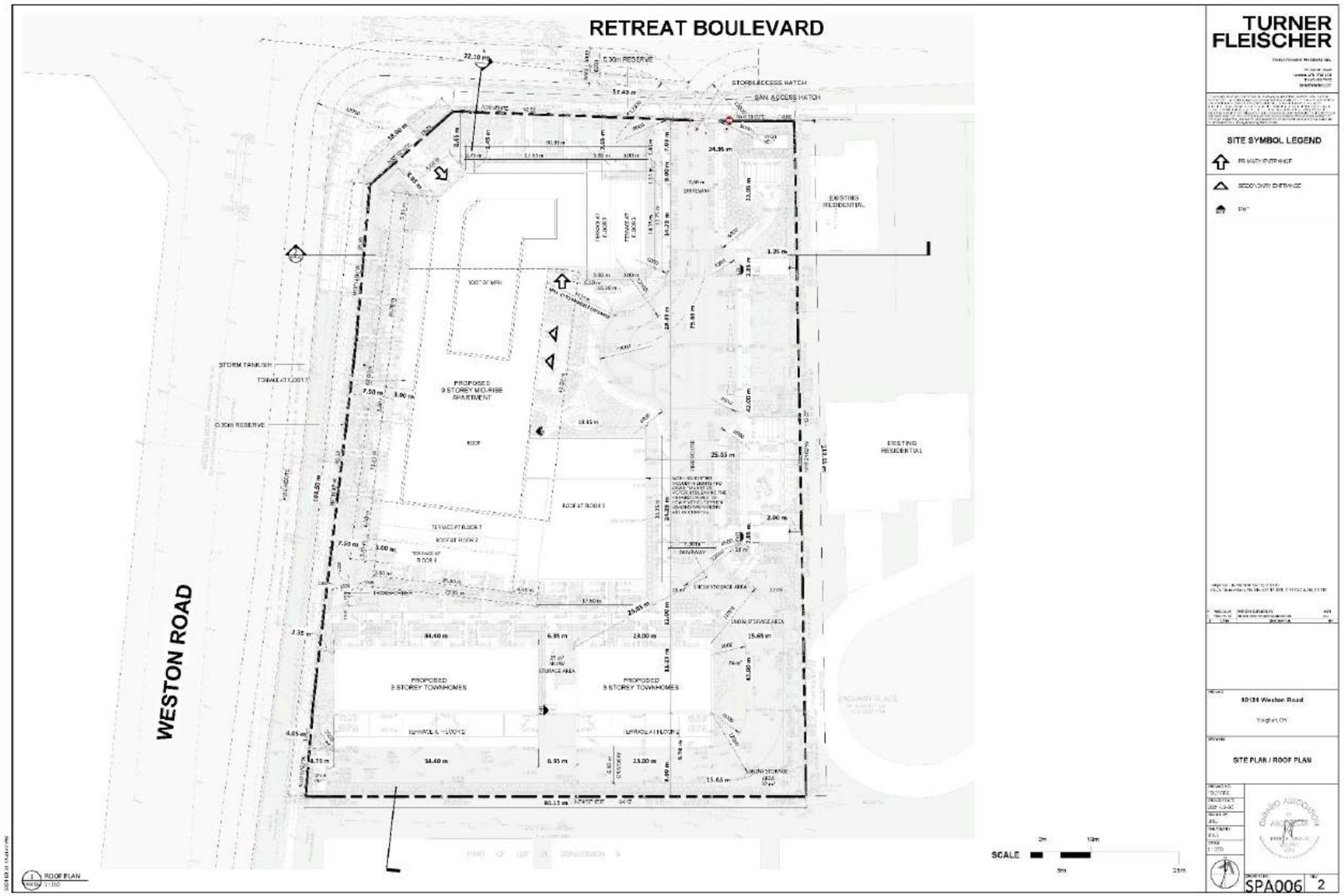


TURNER FLEISCHER

10130 Weston Road

CONTEXT PLAN

SPA005 2

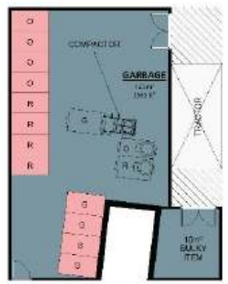

RETREAT BOULEVARD
WESTON ROAD
0.30m RESERVE
STORM ACCESS HATCH
SAN ACCESS HATCH
EXISTING RESIDENTIAL
PROPOSED 9 STOREY MID-RISE APARTMENT
ROOF
ROOF AT ROOF 8
TERRACE AT ROOF 8
ROOF AT ROOF 7
TERRACE AT ROOF 7
PROPOSED 3 STOREY TOWNHOMES
PROPOSED 3 STOREY TOWNHOMES
UNDERGROUND STORAGE AREA
STORM TANK (9.5 m³)
SCALE
1 ROOF PLAN
TURNER FLEISCHER
SITE SYMBOL LEGEND
PRIMARY ENTRANCE
SECONDARY ENTRANCE
EXIT
10138 Weston Road
SITE PLAN / ROOF PLAN
SPA006
2

GARBAGE CONTAINER CALCULATIONS

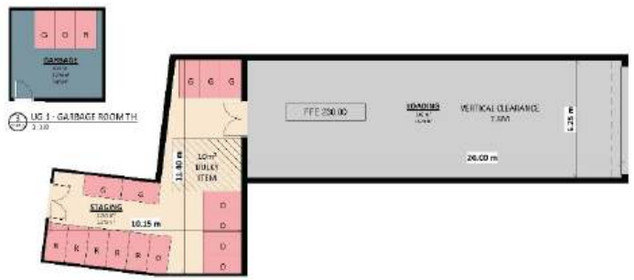
	# OF UNITS	TYPE	BIN	RATIO*	RECOMMENDED # OF BINS
AMATIVENTS	192	GARBAGE	2.29 m3	1 CONTAINER / 56 UNITS	4
		RECYCLING		1 CONTAINER /45 UNITS	4
		ORGANICS		1 CONTAINER / 51 UNITS	4

	# OF UNITS	TYPE		RATIO*	RECOMMENDED # OF BINS
TOWNHOUSES	30	GARBAGE	2.29 m3	1 CONTAINER / 17 UNITS	1
		RECYCLING		/	1
		ORGANICS		/	1

* AS PER CITY OF VAUGHAN WASTE COLLECTION DESIGN STANDARDS POLICY



UG 1 - GARBAGE ROOM

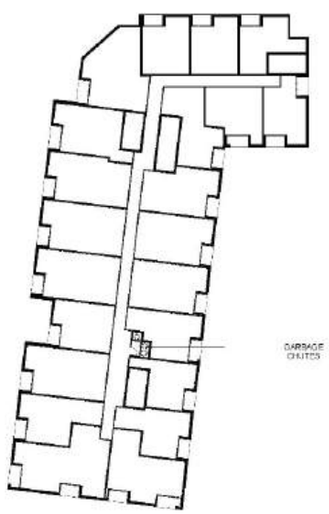


UG 1 - GARBAGE ROOM TH

FLOOR 1 - STAGING AND LOADING



WASTE COLLECTION ACCESS ROUTE



TYPICAL FLOOR PLAN

VAUGHAN

Development Approval
Planning Application

PART A: GENERAL INFORMATION

Date:	2020 09 11
Agent:	Turner Fleischer Architects Inc.
Applicant:	Corner Cornerstone (South)
Municipal Address of Proposed Development:	10131 Weston Road
Development Proposal Detail:	Multi-Residential Development

Type of Collection Selected for:				
	a) Garbage:	Identify the Collection Method for Garbage: ● FRONT END (BIN) ○ ROLL-OFF ○ COMPACTOR If "Other", please explain:		
	b) Recycling:	Identify the Collection Method for Recycling: ● FRONT END (BIN) ○ CART & BIN – MANUAL LOADING ○ COMPACTOR If "Other", please explain:		
	c) Other:			
Number and Size of Garbage Bins:		2.29 m³ Size	5 Number	Composter (Yes or No)
Number and Size of Recycling Containers:		2.29 m³ Size	5 Number	No Composter (Yes or No)

PART B: MULTI-UNIT RESIDENTIAL DEVELOPMENTS

Typical Floor Plan showing the Waste Chute System in a Newly Built or Proposed Building (to be provided via email for review purposes):	Provide Typical Floor Plan with the Site Development Application
Details of Mid-Size and/or Compact System used (Chute Hopper) (Only for those who are responsible for the new/renovated):	Provide a brief description below/attached:
Number of Residential Dwelling Units:	Indicate the Number of Proposed Units: 222

PART C: SITE PLAN

The provided site plan must show the following, which must be signed-off by a P.Eng of Ontario (please check off):

COLLECTION ACCESS ROUTE	
Show access route (driveway width of the access driveway AND throughout the access route)	●
Show turning radius along access route (both inside and outside)	●
Show construction of access driveway	●
DESIGNATED LOADING (COLLECTION) AREA	
Show grades of loading area	●
Show loading area dimension	●
Show construction of loading area	●
Show location of closest trash or mailbox to loading area	●
Show how waste containers will be staged in loading area (including recycling containers) and to lay items	●
STORAGE AREA	
Show internal storage area (if more than 11 containers, show plan of containers' positioning on room)	●
Show how waste containers will be stored, including area for bulky items	●

PART D: ADMINISTRATION (to be completed by the Development Planning and Public Works Departments)

Site Development File Number:	City Planner Name and Signature:	Public Works Verification:	Date of Public Works Approval:

The City of Vaughan, Development Planning Department
2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1
Phone: (905) 832-8585 | Email: DevelopmentPlanning@vaughan.ca | Page 1 of 2 pages

TURNER FLEISCHER

NOTE:
WASTE COLLECTION ACCESS ROUTE TO BE PAVED WITH THE FOLLOWING TREATMENT AS PER THE CITY OF VAUGHANS ENGINEERING DESIGN CRITERIA AND STANDARD DRAWINGS FOR INDUSTRIAL & HEAVY DUTY DRIVEWAYS:

TOP COURSE: 50mm COMPACTED DEPTH HEAVY DUTY UNIFORM PAVERS

BASE COURSE: 75mm COMPACTED DEPTH HEAVY DUTY UNIFORM PAVERS

150mm COMPACTED DEPTH OF 20mm DIAMETER CRUSHER RUN LIMESTONE

500mm COMPACTED DEPTH OF 50mm DIAMETER CRUSHER RUN LIMESTONE

NOTE:
LOADING PADS TO BE DESIGNED WITH A MINIMUM BASE OF 300mm OF COMPACTED 20mm RUN LIMESTONE AND BE FINISHED WITH 200mm MIN CONCRETE

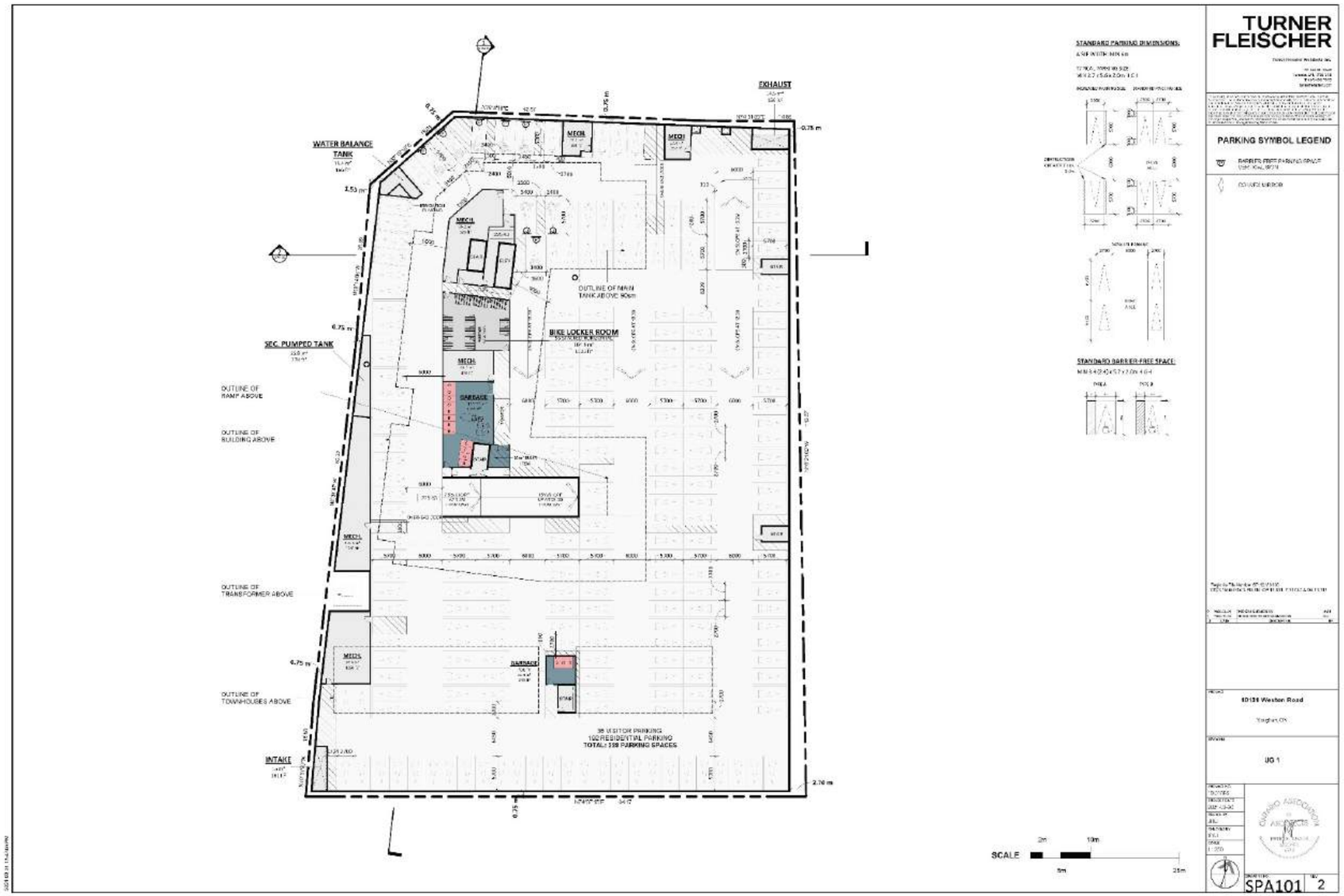
10131 Weston Road

Vaughan, ON

WASTE MANAGEMENT SITE PLAN

2020-09-30

SPA007 | 2



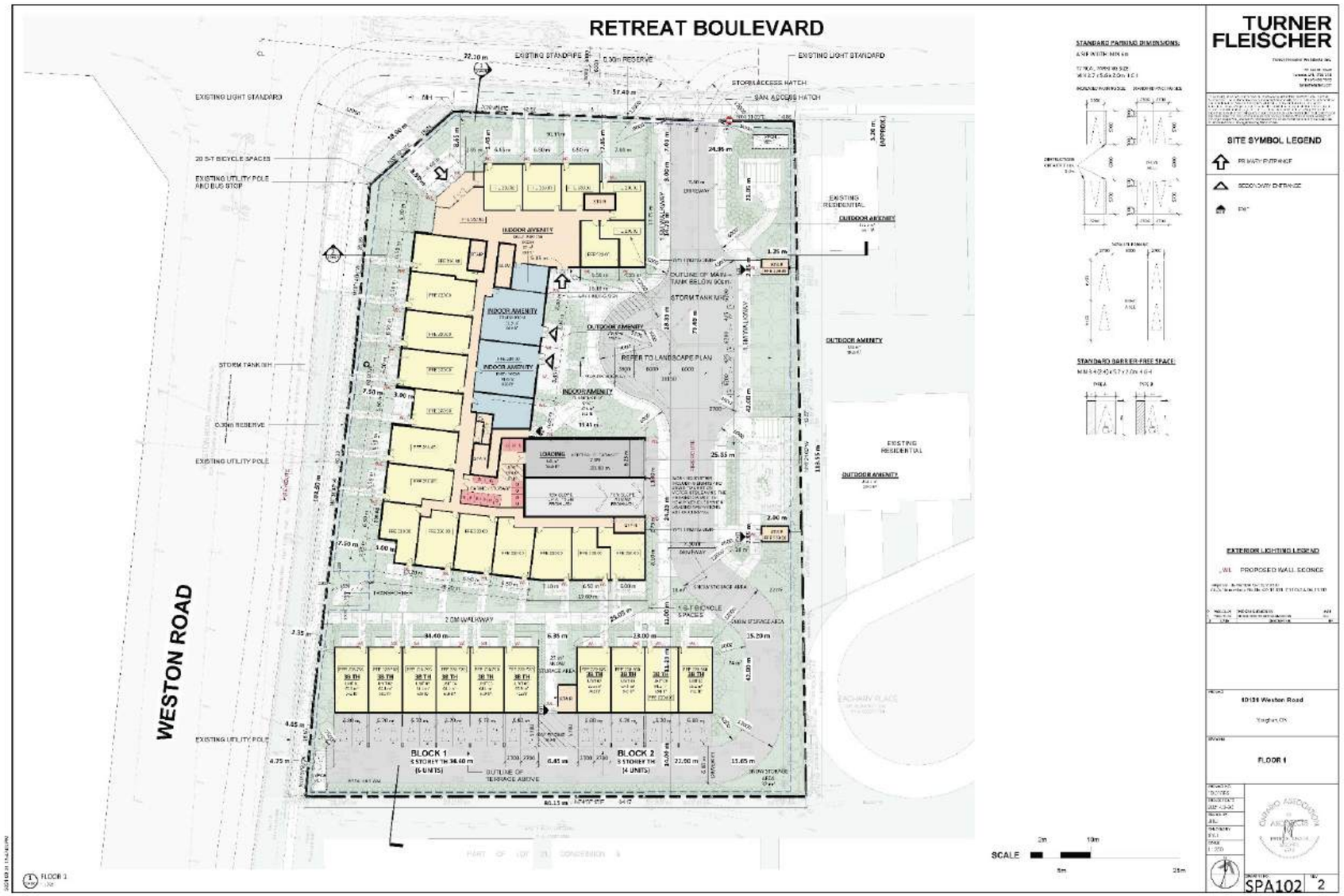
TURNER FLEISCHER

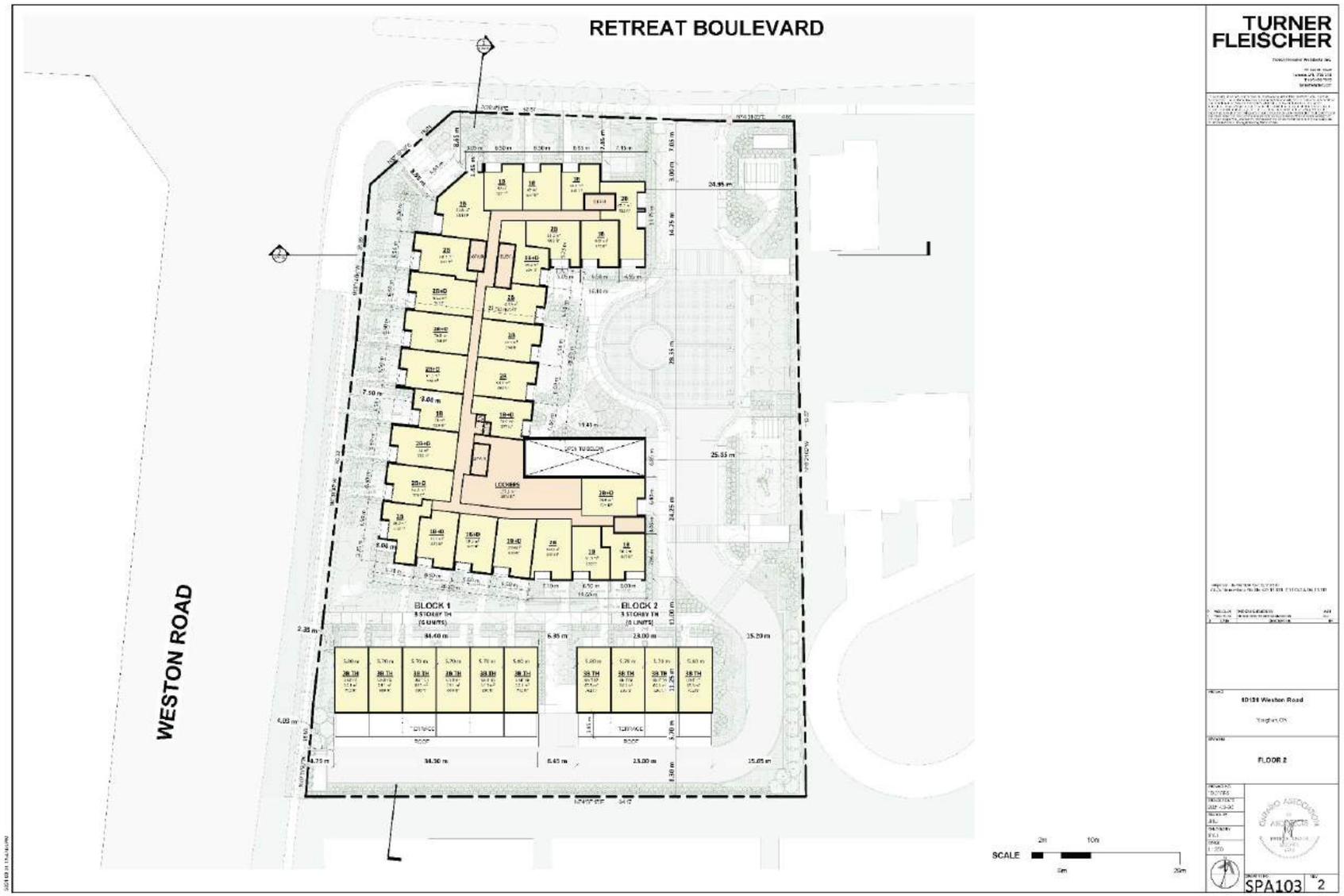
PARKING SYMBOL LEGEND

10130 Weston Road

UG 1

SPA101 2


RETREAT BOULEVARD
WESTON ROAD
EXISTING STANDPIPE
0.30m RESERVE
EXISTING LIGHT STANDARD
STORM ACCESS HATCH
SAN. ACCESS HATCH
20 ST BICYCLE SPACES
EXISTING UTILITY POLE AND BUS STOP
EXISTING RESIDENTIAL
OUTDOOR AMENITY
INDOOR AMENITY
STORM TANK MH
REFER TO LANDSCAPE PLAN
LOADING
2.0M WALKWAY
BLOCK 1
5 STOREY TH
(5 UNITS)
BLOCK 2
5 STOREY TH
(4 UNITS)
EXISTING UTILITY POLE
SCALE
STANDARD PARKING DIMENSIONS:
STANDARD BARRIER-FREE SPACE:
TURNER FLEISCHER
SITE SYMBOL LEGEND
PRIMARY ENTRANCE
SECONDARY ENTRANCE
EXTERIOR LIGHTING LEGEND
WL PROPOSED WALL SCONCE
10138 Weston Road
FLOOR 1
SPA102
2



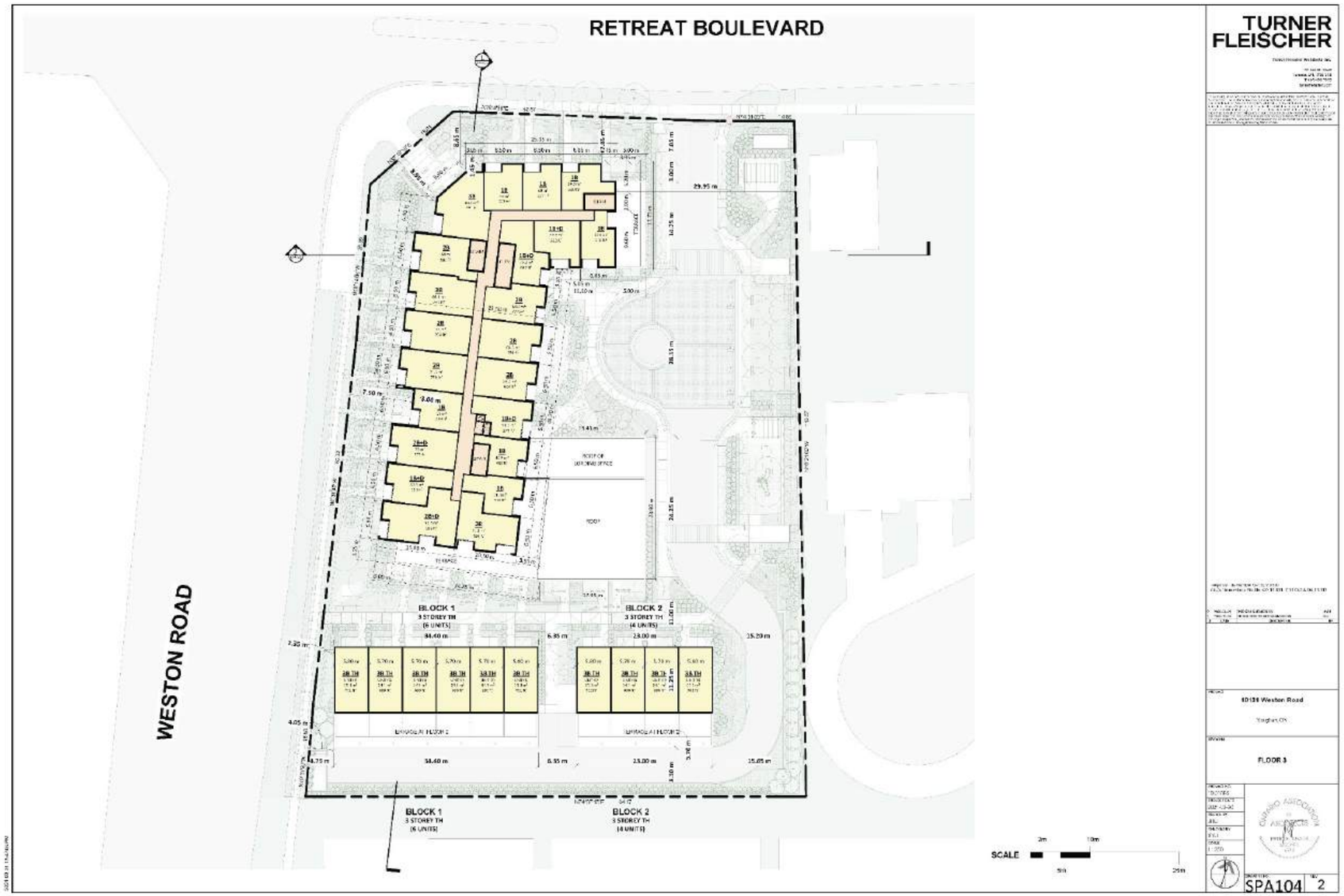
TURNER FLEISCHER

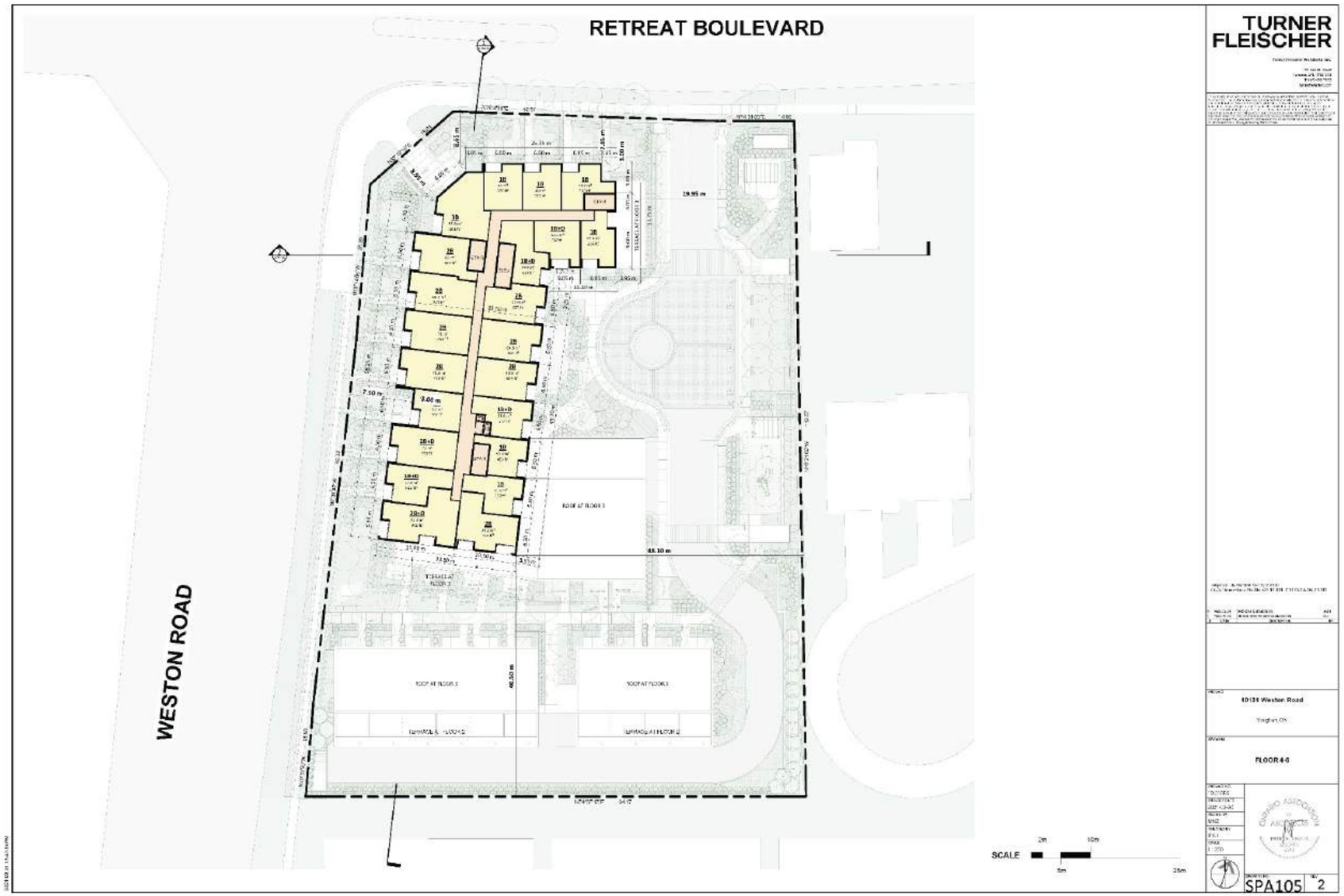
10138 Weston Road

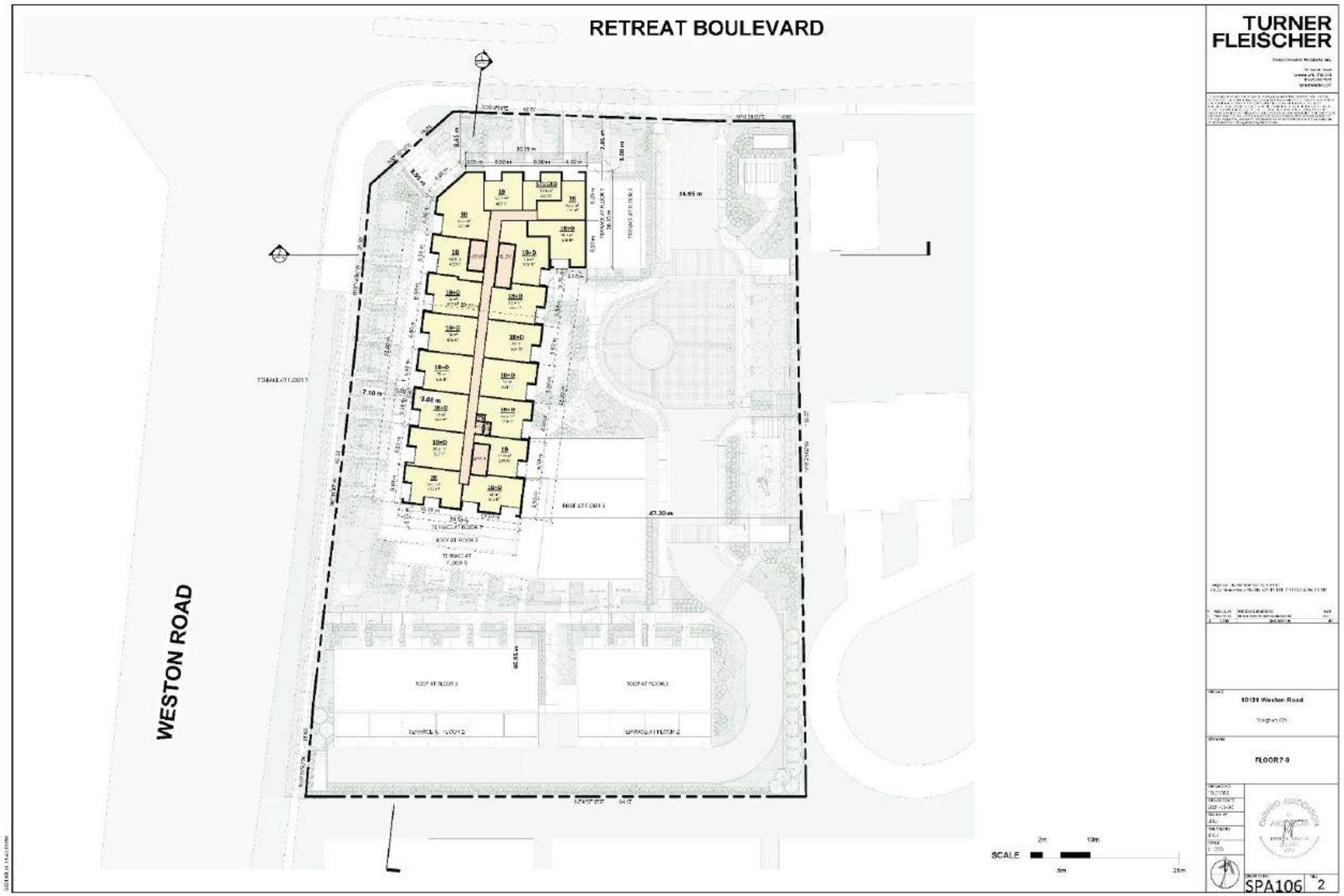
Vaughan, ON

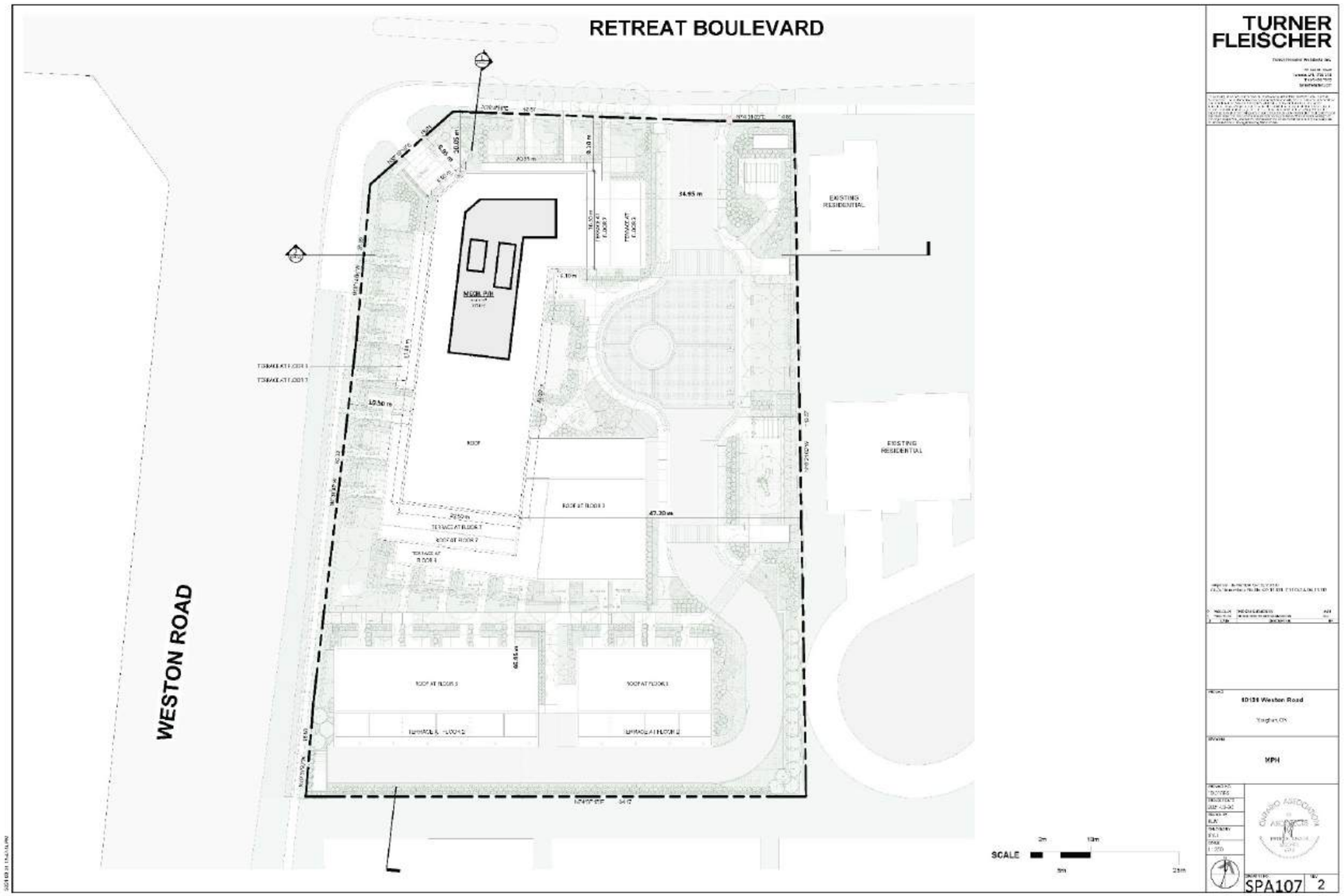
FLOOR 2

SPA103 | 2


RETREAT BOULEVARD
WESTON ROAD
BLOCK 1
3 STOREY TH
(6 UNITS)
BLOCK 2
3 STOREY TH
(4 UNITS)
SCALE
TURNER FLEISCHER
10138 Weston Road
FLOOR 1
SPA104
2


RETREAT BOULEVARD
WESTON ROAD
SCALE
TURNER FLEISCHER
10138 Weston Road
FLOOR 4-6
SPA105
2


RETREAT BOULEVARD
WESTON ROAD
TURNER FLEISCHER
10138 Weston Road
FLOOR7-9
SCALE
SPA106
2


RETREAT BOULEVARD
WESTON ROAD
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
MECH. P/H
ROOF
ROOF AT FLOOR 3
ROOF AT FLOOR 3
54.95 m
47.30 m
10.50 m
SCALE
TURNER FLEISCHER
10138 Weston Road
MPH
SPA107
2



TURNER FLEISCHER

EXTERIOR FINISHES LEGEND

Bird Friendly Glass Specifications

10121 Weston Road

WEST AND EAST ELEVATIONS

SPA301 2





TURNER FLEISCHER

EXTERIOR FINISHES LEGEND

Bird Friendly Glass Specifications

10121 Weston Road

SOUTH AND NORTH ELEVATIONS

SPA302 2



1 SOUTH ELEVATION OF APARTMENT BLOCK



2 NORTH ELEVATION OF TOWNHOUSES

TURNER FLEISCHER

EXTERIOR FINISHES LEGEND

Bird Friendly Glass Specifications

10131 Weston Road

SOUTH AND NORTH ELEVATION

SPA303 2



TURNER FLEISCHER

EXTERIOR FINISHES LEGEND

Bird Friendly Glass Specifications

10121 Weston Road

SOUTH AND NORTH ELEVATION - PARTIAL

SPA304 2


9-STOREY APARTMENT BLOCK
192 UNITS
PROPERTY LINE
BUILDING HEIGHT
ACCESS TO UG PARKING
LOADING AREA
INDOOR AMENITY
RESIDENTIAL LOBBY
RETREAT BOULEVARD
1 EAST ELEVATION 1:100
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10121 Weston Road
1 TO 100 EAST ELEVATION
SPA311
2


8-STOREY APARTMENT BLOCK
192 UNITS
TOWNHOUSE BLOCKS
10 UNITS
14.00 m
EXTENT OF BIRD FRIENDLY GLAZING
ENTRANCES TO UNITS
TOWNHOUSES
WESTON ROAD
INTERNAL ROAD
1 WEST ELEVATION 1:100
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10131 Weston Road
1 TO 180 WEST ELEVATION
SPA312
2


9-STOREY APARTMENT BLOCK
192 UNITS
TOWNHOUSE BLOCKS
10 UNITS
INTERNAL ROAD
RETREAT BOULEVARD
WESTON ROAD
ENTRANCES TO UNITS
RESIDENTIAL LOBBY ENTRANCE
NORTH ELEVATION 1:100
PROPERTY LINE
BUILDING HEIGHT
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10131 Weston Road
1 TO 160 NORTH ELEVATION
SPA313
2


9-STOREY APARTMENT BLOCK
192 UNITS
PROPERTY LINE
TOWNHOUSE BLOCKS
10 UNITS
EXTENT OF BIRD-FRIENDLY GLAZING
WESTON ROAD
TOWNHOUSE PARKING
TOWNHOUSE PARKING
INTERNAL ROAD
SOUTH ELEVATION 1:100
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10131 Weston Road
6 TO 10 SOUTH ELEVATION
SPA314
2



TURNER FLEISCHER

EXTERIOR FINISHES LEGEND

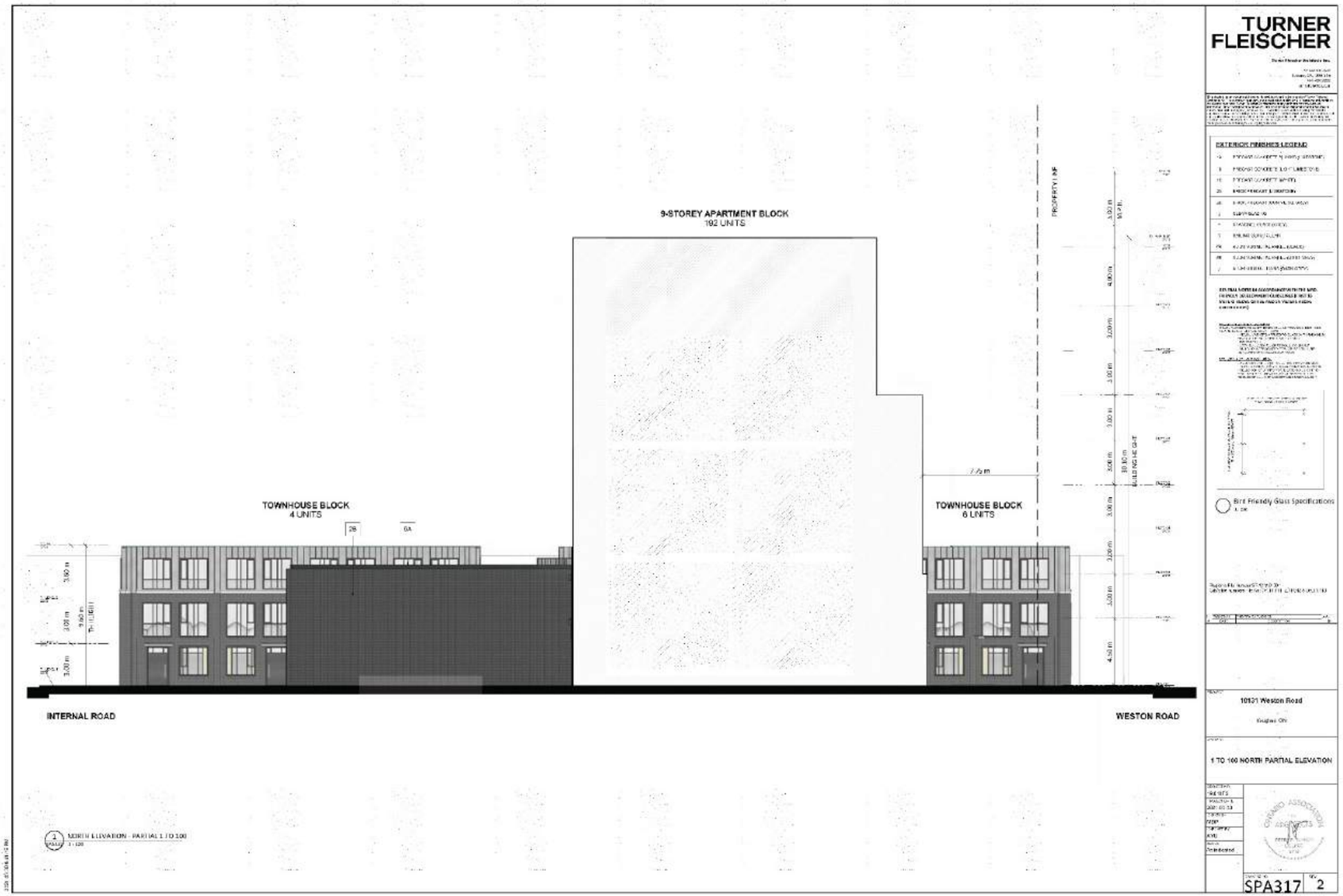
Bird Friendly Glass Specifications

10121 Weston Road

1 TO 100 SOUTH ELEVATION OF APARTMENTS

SPA315 2


TOWNHOUSE BLOCK
4 UNITS
TOWNHOUSE BLOCK
6 UNITS
PROPERTY LINE
ACCESS TO UNIT
INTERNAL ROAD
ENTRANCES TO UNITS
ENTRANCES TO UNITS
WESTON ROAD
1 SPA316 NORTH ELEVATION OF TOWNHOMES 1 TO 100
1 : 150
TOWNHOUSE BLOCK
4 UNITS
ENTRANCES TO UNITS
ENTRANCE TO U/C
PARKING
INTERNAL ROAD
2 SPA316 WEST ELEVATION - TOWNHOUSE 1 TO 100
1 : 100
TOWNHOUSE BLOCK
6 UNITS
INTERNAL ROAD
PARKING
ENTRANCES TO UNITS
2 SPA316 EAST ELEVATION - TOWNHOUSE 1 TO 100
1 : 100
TURNER
FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10121 Weston Road
1 TO 100 TOWNHOUSE ELEVATIONS
SPA316
2


9-STOREY APARTMENT BLOCK
192 UNITS
PROPERTY LINE
TOWNHOUSE BLOCK
4 UNITS
TOWNHOUSE BLOCK
6 UNITS
INTERNAL ROAD
WESTON ROAD
NORTH ELEVATION - PARTIAL 1 TO 100
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
Bird Friendly Glass Specifications
10121 Weston Road
1 TO 100 NORTH PARTIAL ELEVATION
SPA317
2



TURNER FLEISCHER

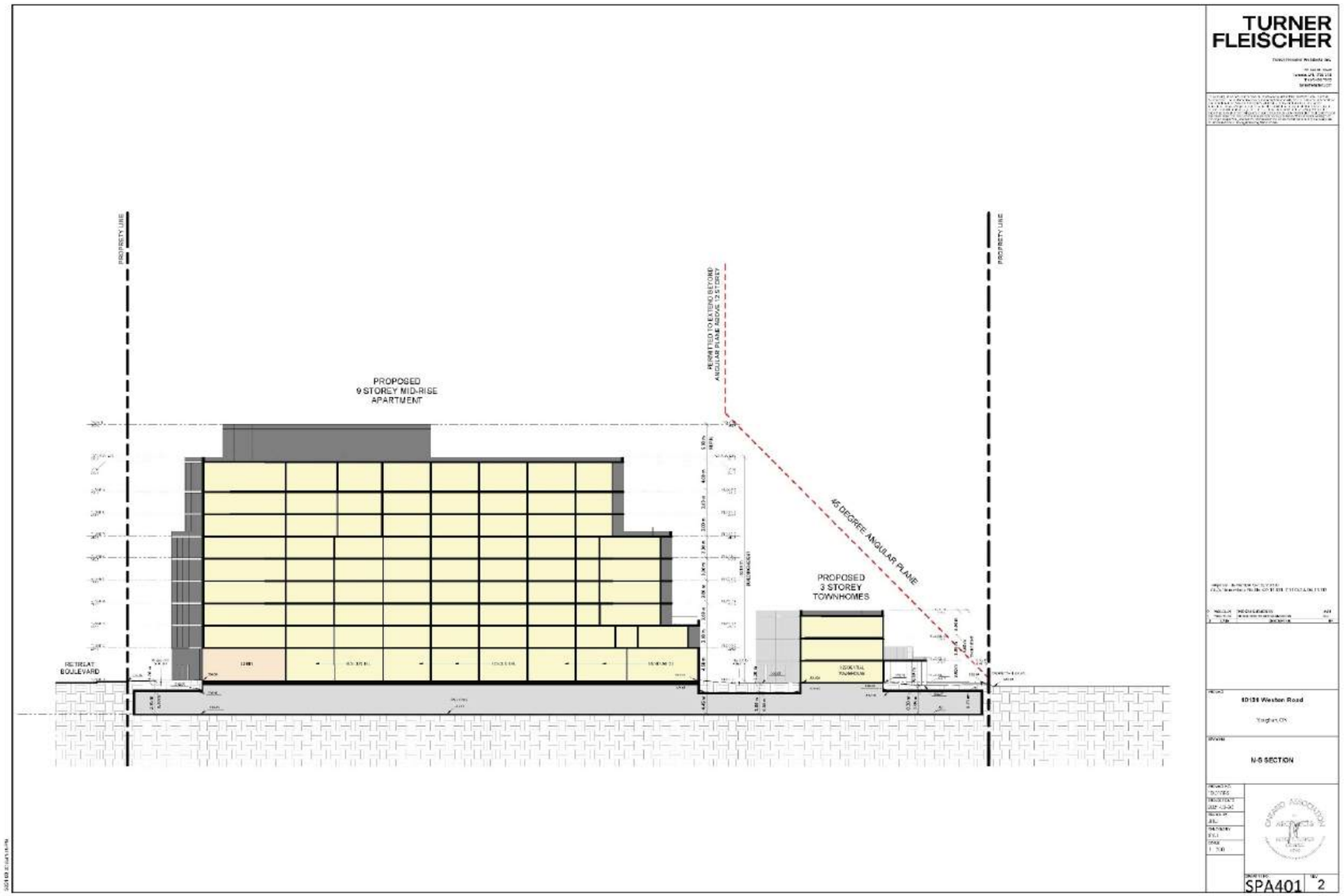
EXTERIOR FINISHES LEGEND

Bird Friendly Glass Specifications

10121 Weston Road

1 TO 100 SOUTH PARTIAL ELEVATION

SPA318 2

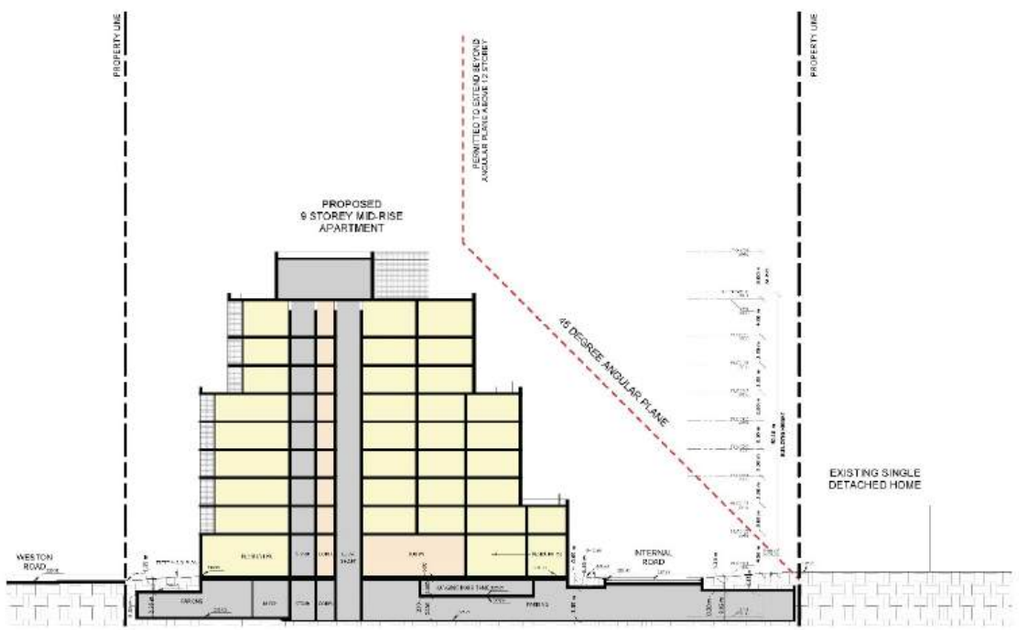


TURNER FLEISCHER

10138 Weston Road

N-S SECTION

SPA401 2

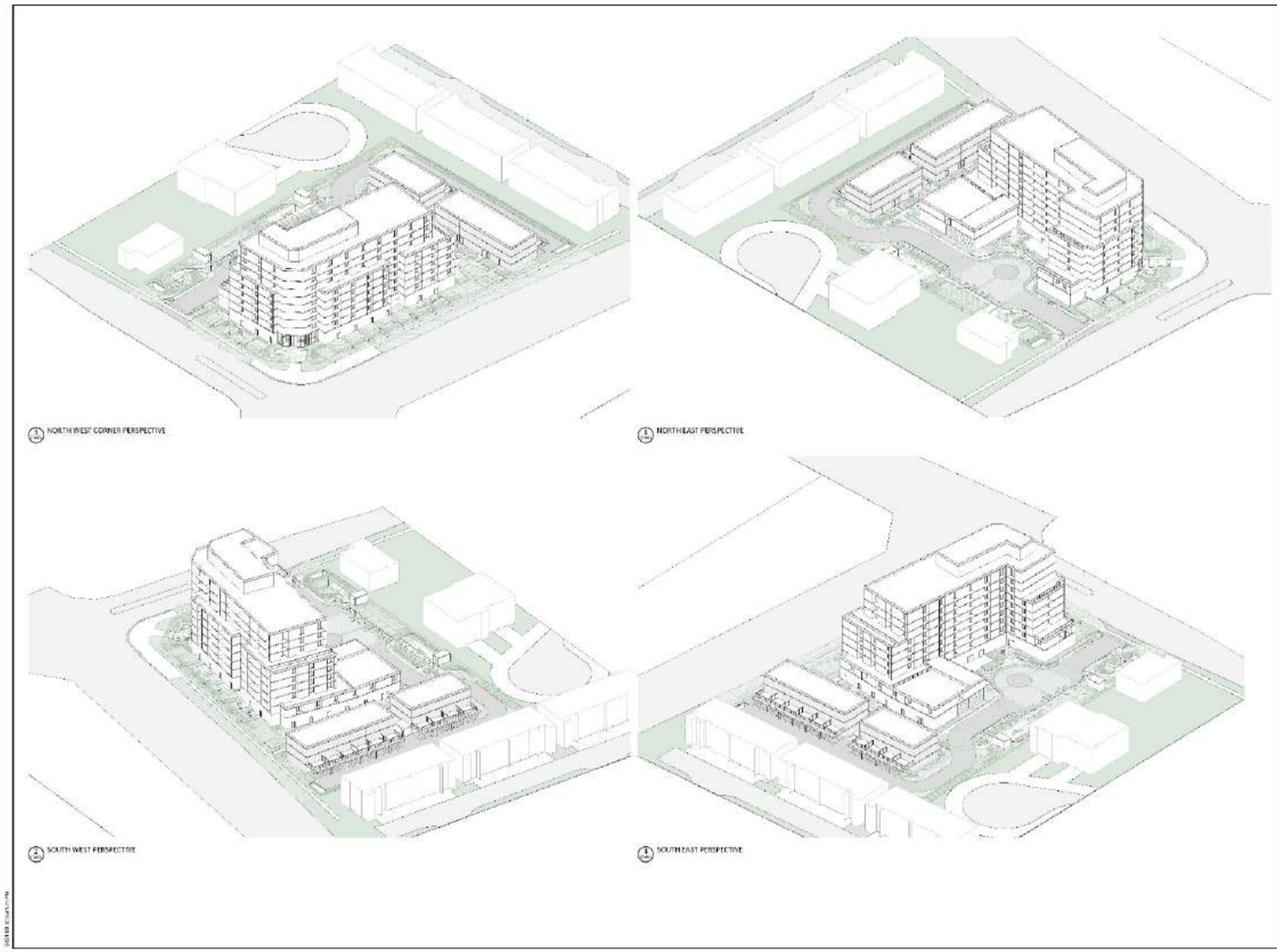


TURNER FLEISCHER

10138 Weston Road

E-W SECTION

SPA402 2



TURNER FLEISCHER

10138 Weston Road

Vaughan, ON

3D PERSPECTIVES

SPA801 2



VIEW FROM WESTON ROAD AND RETREAT BLVD. LOOKING SOUTH EAST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA802 2



VIEW FROM WESTON ROAD AND RETREAT BLVD. LOOKING SOUTH

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA803 2



VIEW FROM WESTON ROAD LOOKING EAST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA804 2



VIEW FROM RETREAT BLVD. LOOKING SOUTH WEST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA805 2



VIEW FROM WESTON ROAD LOOKING SOUTH EAST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA806 | 2



VIEW FROM PRIVATE LANEWAY LOOKING WEST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA807 2



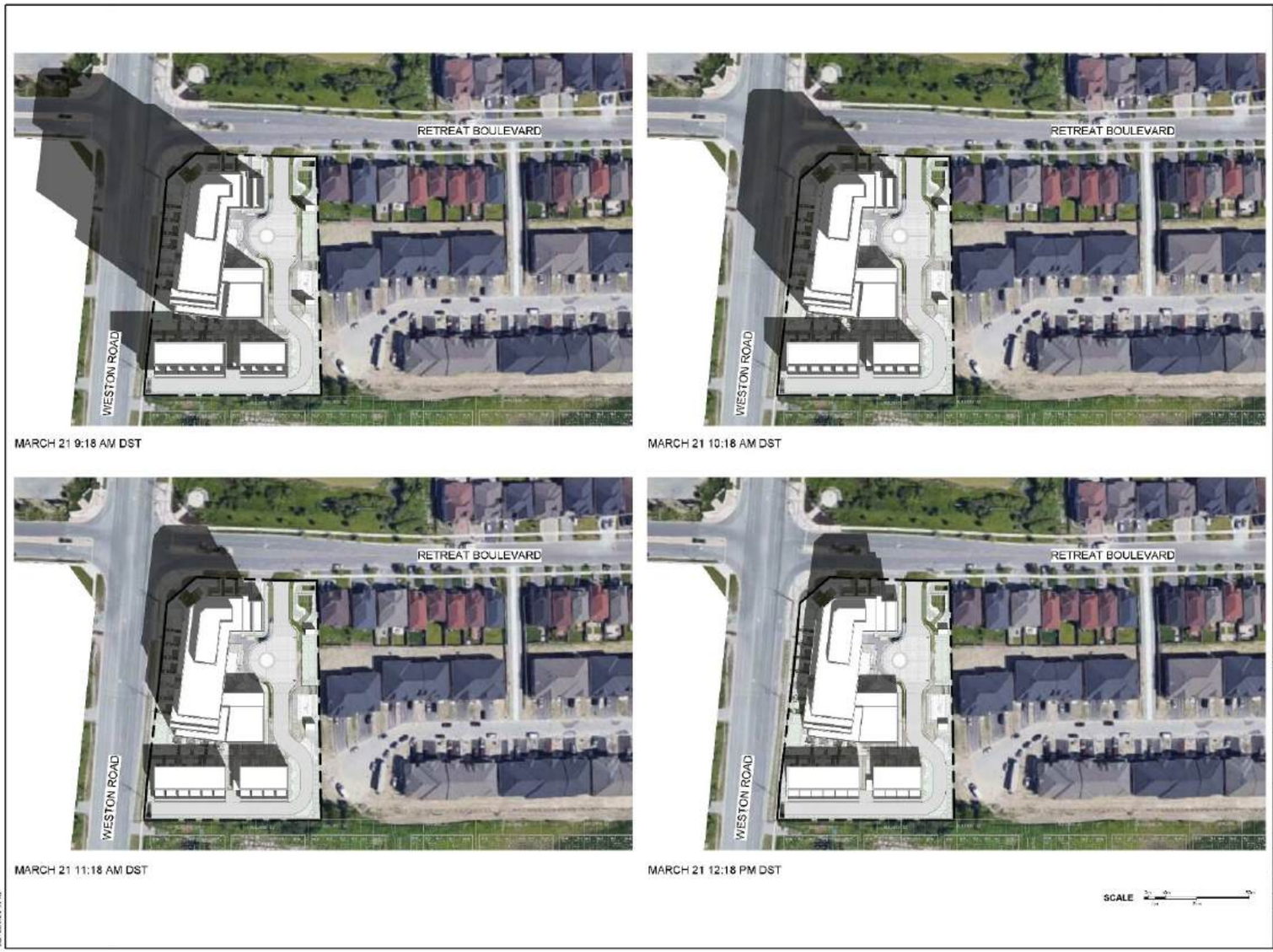
VIEW FROM WESTON ROAD LOOKING NORTH EAST

TURNER FLEISCHER

10138 Weston Road

3D PERSPECTIVE

SPA808 2



TURNER FLEISCHER

9 STOREY

10131 Weston Road

SHADOW STUDIES MARCH

SPA811 2



MARCH 21 3:18 PM DST

MARCH 21 4:18 PM DST



MARCH 21 5:18 PM DST



MARCH 21 6:18 PM DST

SCALE

TURNER FLEISCHER

9 STOREY

10131 Weston Road

SHADOW STUDIES (MARCH CONT

SPA812 2



SEPTEMBER 21 9:18 AM DST

SEPTEMBER 21 10:18 AM DST



SEPTEMBER 21 11:18 AM DST



SEPTEMBER 21 12:18 PM DST

SCALE

TURNER FLEISCHER

9 STOREY

10131 Weston Road

SHADOW STUDIES SEPTEMBER

SPA813 2



SEPTEMBER 21 3:18 PM DST

SEPTEMBER 21 4:18 PM DST



SEPTEMBER 21 5:18 PM DST



SEPTEMBER 21 6:18 PM DST

SCALE

TURNER FLEISCHER

9 STOREY

10131 Weston Road

SHADOW STUDIES SEPTEMBER CONT

SPA814 2


9-STOREY APARTMENT BLOCK
192 UNITS
TOWNHOUSE BLOCKS
10 UNITS
PROPERTY LINE
PROPERTY LINE
RETREAT BOULEVARD
RESIDENTIAL LOBBY ENTRANCE
WESTON ROAD
ENTRANCES TO UNITS
WEST ELEVATION
1A
1B
1C
3
4
OPACI-COAT-300
2A
2C
6A
6b
7
TURNER FLEISCHER
EXTERIOR FINISHES LEGEND
10131 Weston Road
MATERIAL BOARD
SPA900
2

ATTACHMENT 4

Conditions of Site Plan Approval Site Development File DA.11.0113 (Ozner Corporation South)

1. THAT prior to the execution of the Site Plan Agreement:

   a) The Development Planning Department shall approve the final site plan, building elevations, lighting, landscape plan, landscape details, landscape cost estimate, arborist report, tree preservation plan and tree compensation plan.

   b) The implementing Official Plan for Official Plan Amendment File OP.11.011 and the implementing zoning by-law for Zoning By-law Amendment File Z.11.024 shall be in full force and effect.

   c) The Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City.

   d) The Owner shall provide written authorization from the abutting property owner to the south at 10101 Weston Road prior to the removal of any trees to the satisfaction of the City.

   e) The Development Engineering ('DE') Department shall approve the final site plan, servicing plan, grading plan including the retaining wall details, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, and Traffic Impact Study.

   f) A Phase Two Environmental Site Assessment ('ESA') Report shall be prepared to investigate potential contaminants from the use of pesticides and unknown fill on the Subject Lands, and a Letter of Reliance for the use of the Phase One - ESA Report and Phase Two – ESA Report shall be prepared and approved to the satisfaction of the DE Department.

   g) The Owner shall satisfy all requirements from York Region, including providing any required easements to York Region, and any other required agency or the City.

   h) The Owner shall satisfy all requirements from Hydro One, Alectra Utilities Corporation, Enbridge Gas, Bell Canada, Rogers Communications and Canada Post.

2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

Conditions of Site Plan Approval Site Development File DA.11.0113 (Ozner Corporation South)

a) "Retaining walls and acoustic fences and subsurface infrastructure be shall be included on the final Plan of Condominium and that the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and acoustic fences and subsurface infrastructure."

b) "The on-site refuse and recycling collection and snow removal shall be the responsibility of the future condominium corporation."

c) "The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval according to City specifications."

d) "The Owner shall contact the Forestry Operations Division for a Private Property Tree Removal and Protection Permit (Construction/Infill) for the removal/injury to trees (over 20 cm DBH) on the Subject Lands or municipally owned trees of any size and trees located within 6 m of the Subject Lands in accordance with Tree By-law 052-2018."

e) "The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:

   i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and

   ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."