

DATE: August 08, 2023

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TO: Mr. Mayor and Members of Council

FROM: David Harding, Senior Planner

OWNER: Battcorp Holdings (Vaughan) Ltd. and Battcorp II Holdings (Vaughan) Ltd.

LOCATION: 661 and 681 Chrislea Road

FILE: CIHA.23.002 **RELATED FILES:**
OP.23.011, Z.23.020 and PAC.23.030

WARD: Ward 3

DEVELOPMENT PROPOSAL

A Community Infrastructure And Housing Accelerator (CHIA) has been submitted by the applicant to permit four residential towers split between two 4 storey podiums, a 1,300 m² privately owned public space, and two outdoor amenity areas ('the Development') on the Subject Lands. The proposed residential towers consist of two 35 storey towers and two 32 storey towers. The Development will have a total gross floor area ('GFA') of 104,044 m² and includes a total of 1,488 residential units. The proposed Floor Space Index ('FSI') for the Development is 6.34 times the size of the lot. Access to the Subject Lands will be accommodated along the southern property line through Chrislea Road.

SUBJECT LANDS

The Subject Lands, being approximately 1.64 ha, are two separately conveyable properties municipally addressed as 661 and 681 Chrislea Road. They are bordered by Langstaff Road and the Highway 400 southbound onramp to the north, Silmar Drive to the west, and Chrislea Road to the south. The Subject Lands are entirely located within a Groundwater Recharge Management Area (WHPA-Q) and partially located within the Toronto & Region Conservation Authority (TRCA) Regulated Area.

OFFICIAL PLAN DESIGNATION

The Subject Lands are designated "Prestige Employment" by Vaughan Official Plan 2010 ('VOP 2010'). The "Prestige Employment" designation permits uses such as industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses, office and or retail, ancillary retail and gas stations, according to section 9.2.2.11.

ZONING BY-LAW

The Subject Lands are zoned "SC – Service Commercial Zone" in Zoning By-Law 001-2021, subject to site-specific exception 14.752.

BACKGROUND INFORMATION

On October 22, 2020, York Region Council approved a site-specific employment area conversion request for the Subject Lands, which are now identified as “Community Area” by the York Region Official Plan 2022 (‘YROP’).

COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR “CIHA” Order

A CIHA Order is a provincial tool that gives the Ministry of Municipal Affairs and Housing (MMAH) the authority to make orders at the request of the municipality to expedite zoning outside the Greenbelt Area. Pursuant to Section 34.1 (15) of the *Planning Act*, the Owner has made application requesting Council pass a resolution requesting the Minister impose a CIHA order to facilitate the proposed development. This approach must be endorsed by the respected Municipality (City of Vaughan).

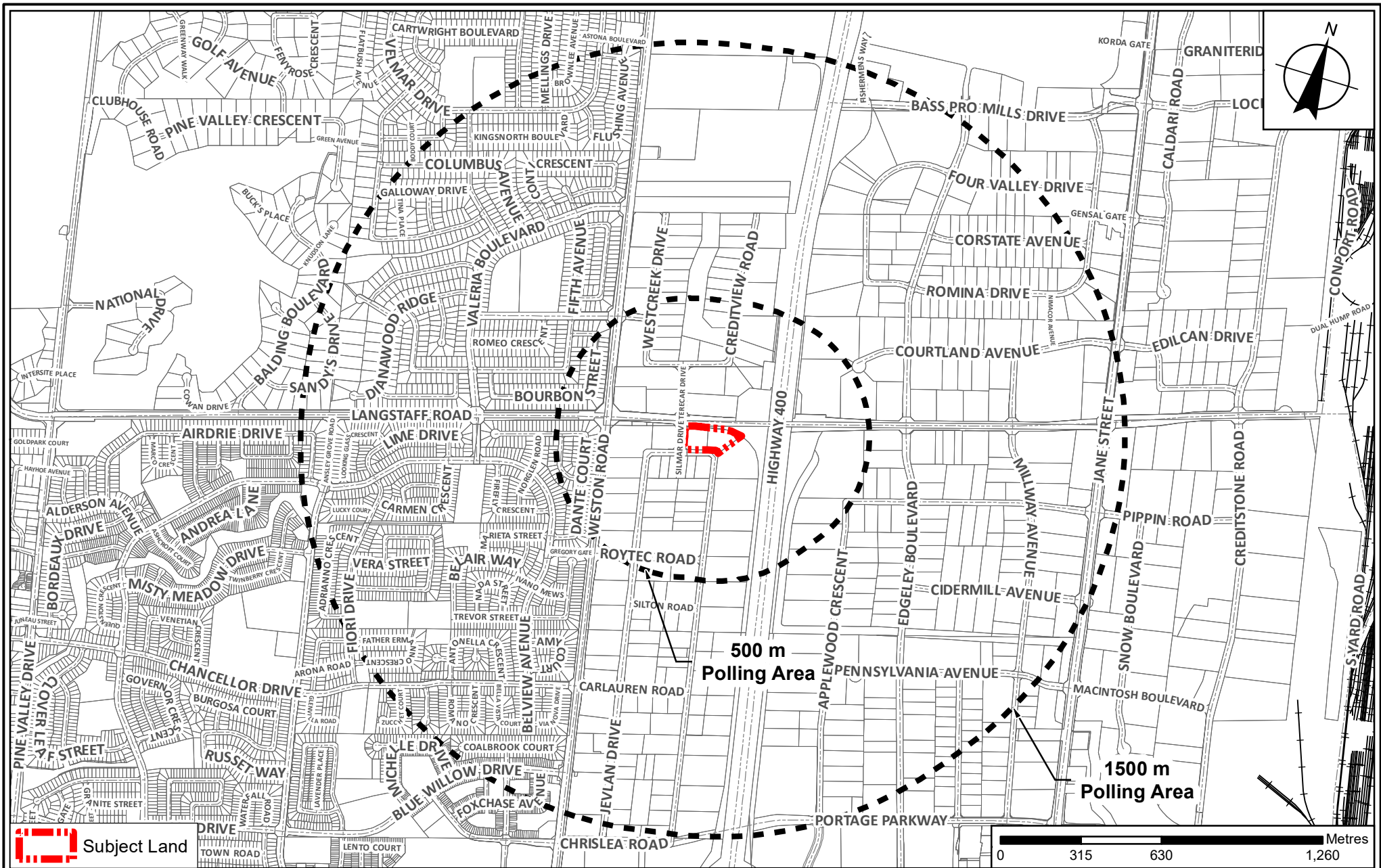
PERTINENT STATISTICS:

Land Area – Total	1.64	ha
Floor Space Index – Total	6.34	FSI
Dwelling – Apartments Total	1,488	Units
Gross Floor Area – Residential	103,740	Sq.m.
Gross Floor Area – Non- Residential	304	Sq.m.
Building Storeys (range)	32-35	Storeys
Parking – Total	1,514	Spaces
Parking – Barrier Free	32	Spaces
Lot Depth	87.66	m
Lot Frontage	105.97	m

Through changes to the *Planning Act* made by Bill 109, authority with respect to site development applications submitted on or after July 1, 2022, is now delegated to the Deputy City Manager of Planning and Growth Management or designate.

If you have any questions, please do not hesitate to contact either myself at nancy.tuckett@vaughan.ca, or **David Harding**, at david.harding@vaughan.ca, the senior planner managing the application.

NANCY TUCKETT
DIRECTOR OF DEVELOPMENT PLANNING
NT/



Context Map

LOCATION:
661 and 681 Chrislea Rd.
Part of Lot 10, Concession 5

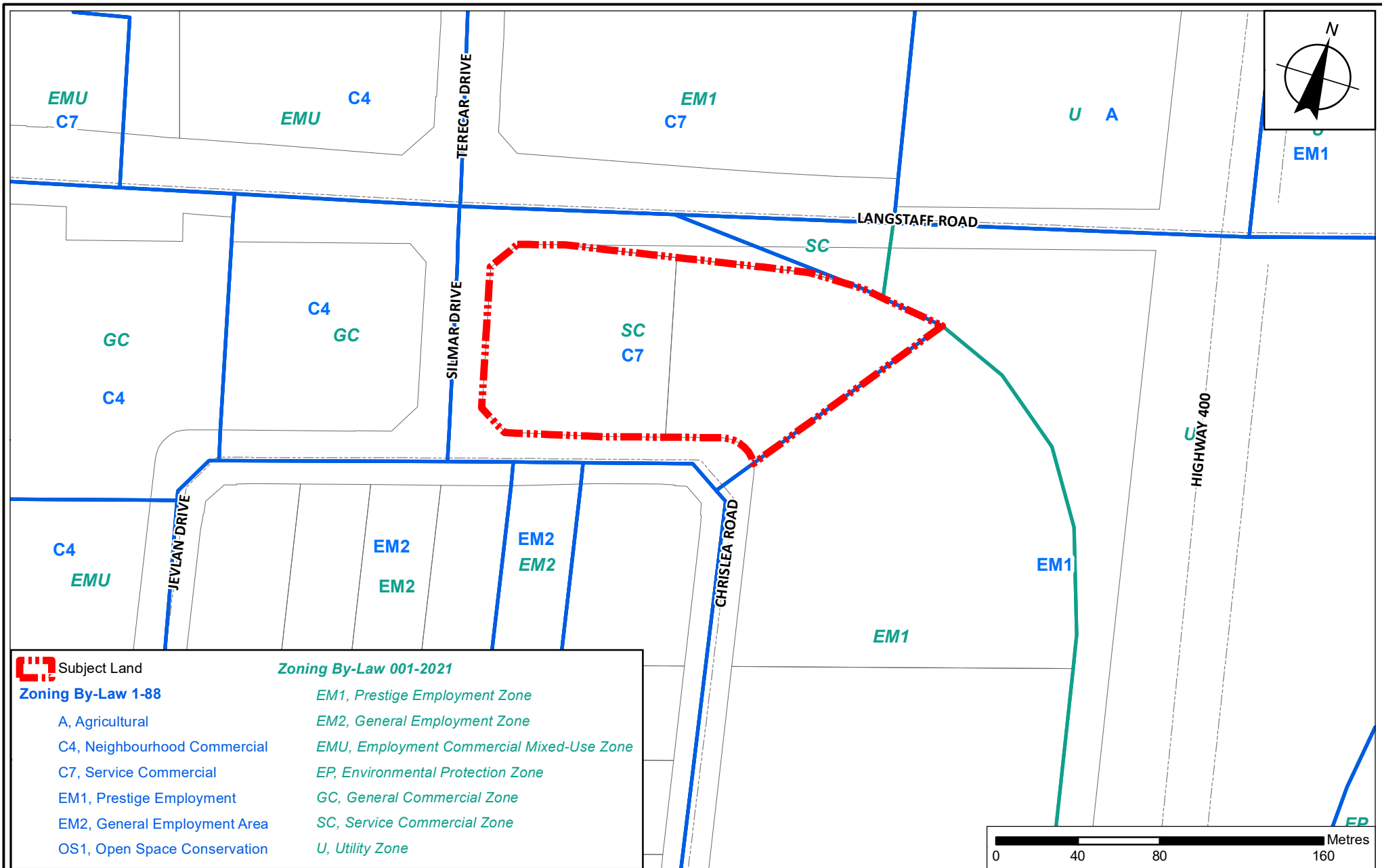
APPLICANT:
Battcorp Holdings (Vaughan) Ltd.



Attachment

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CIHA.23.002
RELATED FILES:
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Subject Land	Zoning By-Law 001-2021
Zoning By-Law 1-88	EM1, Prestige Employment Zone
A, Agricultural	EM2, General Employment Zone
C4, Neighbourhood Commercial	EMU, Employment Commercial Mixed-Use Zone
C7, Service Commercial	EP, Environmental Protection Zone
EM1, Prestige Employment	GC, General Commercial Zone
EM2, General Employment Area	SC, Service Commercial Zone
OS1, Open Space Conservation	U, Utility Zone

Location Map and Zoning

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