



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA**

Tuesday, November 5, 2019

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
1. NASHVILLE DEVELOPMENTS (SOUTH) INC. ZONING BY-LAW AMENDMENT FILE Z.19.015 VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON ROAD Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. 2748355 CANADA INC. (BLOCK 3 DEVELOPMENT) OPA FILE OP.19.006 ZBL AMENDMENT FILE Z.19.017 VICINITY OF REGIONAL RD 7 & INTERCHANGE WAY / MOBILIO DEVELOPMENTS LTD. (DENSITY TRANSFER) ZBL AMENDMENT FILE Z.19.018 VICINITY OF REGIONAL RD 7 & INTERCHANGE WAY Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	19
4. ADJOURNMENT	

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
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AND VIDEO BROADCAST

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Committee of the Whole (Public Hearing) Report

DATE: Tuesday, November 05, 2019

WARD: 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC.
ZONING BY-LAW AMENDMENT FILE Z.19.015
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) Inc.) to amend the “RVM2(H) Residential Urban Village Zone” of Zoning By-law 1-88, for the subject lands shown on Attachment 1, to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units, as shown on Attachment 2, together with the site-specific exceptions identified in Table 1.

Report Highlights

- To receive comments from the public and the Committee of the Whole to permit a Street Townhouse Dwelling to have frontage on a private common element road to develop 40 back-to-back and 32 townhouse units.
- An amendment to Zoning By-law 1-88 is required to permit the proposed development and site-specific zoning exceptions.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.015 (Nashville Developments (South) Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The 1.34 ha vacant subject lands (the 'Subject Lands') are located on the east side of Huntington Road, north of Major Mackenzie Drive, as identified on Attachment 1.

The Subject Lands were approved as Block 1111 within Draft Plan of Subdivision File 19T-10V004 (Nashville Developments Inc. et al), as shown on Attachment 3.

Registration of Block 1111 is pending the final design and alignment of the Huntington Road by-pass located south west of the Subject Lands, as shown on Attachment 2, and is the only Block within Draft Plan of Subdivision File 19T-10V004 that is unregistered.

A Zoning By-law Amendment Application was submitted to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units

The Owner (Nashville Developments (South) Inc.) has submitted Zoning By-law Amendment File Z.19.015 (the 'Application') to amend the "RVM2(H) Residential Urban Village Zone" with the Holding Symbol "(H)", subject to site-specific Exception 9(1376) of Zoning By-law 1-88, to permit a Street Townhouse Dwelling to have frontage on a private common element road to facilitate the development of 40 back-to-back and 32 townhouse units (the 'Development'), together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: October 11, 2019

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and three Notice Signs (one on each street frontage) were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands, and to the Kleinburg and Area Ratepayer's Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Nov 15, 2011, Committee of the Whole - Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004](#)

Analysis and Options

The Application conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Mid-Rise Residential” and permits a maximum building height of 10-storeys and a maximum density / Floor Space Index (‘FSI’) of 3 times the area of the lot by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Section 12.7 - Block 61 West – Nashville Heights. The “Mid-Rise Residential” designation within Nashville Heights is generally located along arterial, collector and primary roads, and comprises of a range of lot sizes and built forms to provide a transition to the surrounding areas designated “Low-Rise Residential”. Section 12.7.3.2 (Volume 2) of VOP 2010 states that the permitted residential density in the “Mid-Rise Residential” designation shall range from a minimum of 25 units per hectare to a maximum of 150 units per hectare. The following building types are permitted in the “Mid-Rise Residential” designation:

- Detached Houses
- Semi-Detached Houses
- Townhouses
- Stacked Townhouses
- Low-Rise buildings
- Mid-Rise buildings
- Public and Private Institutional Buildings

The Development consists of 40 back-to-back and 32 townhouse units, which are permitted building types in the “Mid-Rise Residential” designation of Section 12.7 (Volume 2) of VOP 2010, and will yield a residential density of 57.6 units per hectare and an FSI of 1 times the area of the lot in accordance with Section 12.7.3.2 of VOP 2010. The Development conforms to VOP 2010.

Site-Specific Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RVM2(H) Residential Urban Village Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1376) of Zoning By-law 1-88, as shown on Attachment 2, which permits back-to-back and street townhouse dwelling units. The Holding Symbol “(H)” shall not be lifted from the Subject Lands until the following conditions have been met:

- That adequate available water supply and sewage capacity has been allocated for the Subject Lands
- That the design for Huntington Road which identifies all necessary land requirements has been completed in consultation with York Region

The following site-specific exceptions are required to permit the Development:

Table 1

	Zoning By-law 1-88 Standards	RVM2(H) Zone and site-specific Exception 9(1376) Requirements	Proposed Exceptions to the RVM2(H) Zone and site-specific Exception 9(1376)
a.	Definition of a Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street
b.	Minimum Setback to Huntington Road	15 m	3 m
c.	Minimum Loading Space Requirement for Multiple Dwelling Units	One (1) loading space measuring 9 m x 3.5 m with a vertical clearance of 4.2 m	No loading spaces shall be required
d.	Minimum Lot Area	162 m ²	145 m ²

	Zoning By-law 1-88 Standards	RVM2(H) Zone and site-specific Exception 9(1376) Requirements	Proposed Exceptions to the RVM2(H) Zone and site-specific Exception 9(1376)
e.	Permitted Yard Encroachments	Architectural features, balconies, porches, and cold cellars located entirely under porches, may encroach a maximum 2.5 m into the required yard	Architectural features, balconies, porches, and cold cellars located entirely under porches, may encroach a maximum 2 m into the required yard abutting a street, but may be located no closer than 0.3 m from the property line
f.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard

Additional zoning exceptions may be identified through detailed review of the Application, which will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden

	MATTERS TO BE REVIEWED	COMMENTS
		Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP'), and VOP 2010.
b.	Appropriateness of the Proposed Zoning By-law Amendment and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, and appropriate development standards.
c.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted Site Development File DA.19.063 to facilitate the Development. The review of Site Development File DA.19.063 will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping – Proposed building setbacks to Huntington Road – Pedestrian and barrier-free accessibility to / from and throughout the Subject Lands – Location of air conditioning units – Proper vehicular (including service vehicles such as fire and garbage trucks) turning movements – Proper location of visitor parking – Integration of the Development with the existing and future development in the community – Provision of sufficient snow storage areas

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> – Implementation of appropriate waste collection design standards – Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands – Proximity of the Development to the TransCanada Pipeline along the north side of the Subject Lands – Final design and alignment of the Huntington Road by-pass
d.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports in support of the Application must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Architectural Guideline Addendum – Site Plan Accessibility Checklist – Sustainability Metrics and Summary – Arborist Report – Functional Servicing and Stormwater Management Report – Hydrogeologic Investigation – Environmental Noise Assessment – Traffic Impact Assessment • Additional reports or studies may be required as part of the Application review process.
e.	Sustainable Development	<ul style="list-style-type: none"> • Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable

	MATTERS TO BE REVIEWED	COMMENTS
		pavers, bio-swales, bicycle racks to promote alternative modes of transportation, drought tolerant landscaping, energy efficient lighting, reduction in pavement, and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Application is approved.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the approved Nashville Heights Architectural Design Guidelines (VOP 2010, 12.7.3.13).
g.	Draft Plan of Condominium and Part Lot Control Exemption Applications	<ul style="list-style-type: none"> The Owner has submitted Draft Plan of Condominium File 19CDM-19V006 to establish the common elements of the Development. The Owner has submitted Part Lot Control Exemption File PLC.19.008 to create individual freehold lots (Parcels of Tied Land) within each proposed townhouse block.
h.	Parkland Dedication	<ul style="list-style-type: none"> The 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 Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department.
i.	Allocation and Servicing	<ul style="list-style-type: none"> Development within the “Mid-Rise Residential” designation shall be serviced by full municipal

	MATTERS TO BE REVIEWED	COMMENTS
		services, including water supply and sanitary sewers, and shall require the formal allocation of water supply and sewage servicing capacity by Council (VOP 2010, Section 12.7.3.12.). If servicing allocation is unavailable, the Subject Lands will continue to be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.
j.	Registration of Block 1111 of Draft Plan of Subdivision File 19T-10V004	<ul style="list-style-type: none"> Block 1111 of Draft Plan of Subdivision File 19T-10V004 must be registered, pending the final design and alignment of the Huntington Road by-pass, prior to final approval of the Application in order to create the development block and permit the Development.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Chris Cosentino, Planner, at extension 8215

Attachments

1. Location Map
2. Site Plan and Zoning
3. Site-Specific Zoning Schedule E-1504

Prepared by

Chris Cosentino, Planner, extension 8215

Mark Antoine, Senior Planner, extension 8212

Carmela Marrelli, Senior Manager of Development Planning, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407



Site Plan and Zoning

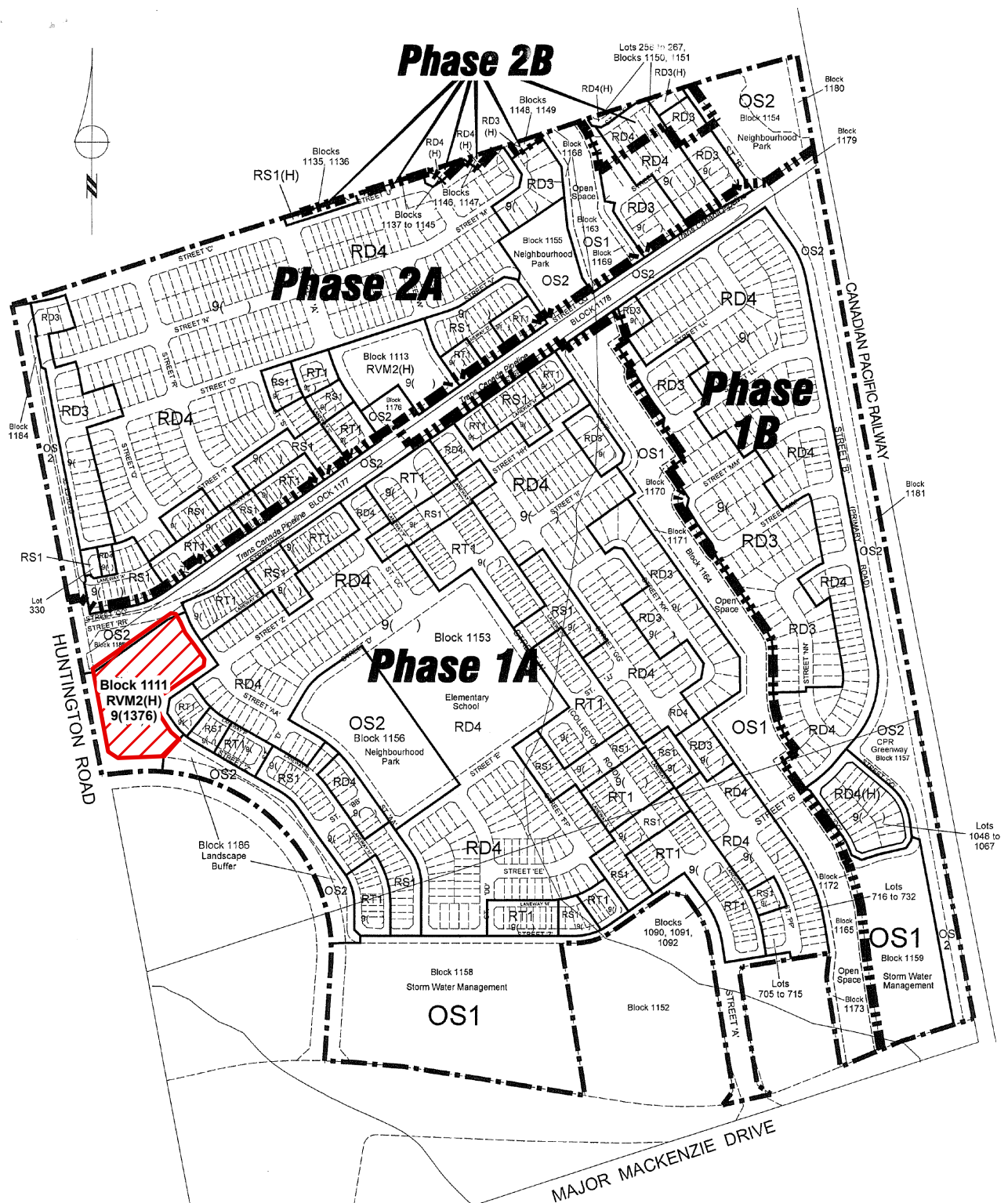
LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Nashville Developments (South) Inc.



Attachment

FILE:
Z.19.015
RELATED FILES:
DA.19.063, 19CDM-19V006, PLC.19.008
DATE:
November 5, 2019



THIS IS SCHEDULE 'E-1504'
TO BY-LAW 1-88, SECTION 9(1376)



**Lands Subject to Zoning By-law
Amendment File Z.19.015**

Phasing Lines

Not to Scale

Site Specific Zoning Schedule E-1504

LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Nashville Developments (South) Inc.



Attachment

FILE:
Z.19.015
RELATED FILES:
DA.19.063, 19CDM-19V006, PLC.19.008
DATE:
November 5, 2019

3

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, November 05, 2019

WARD: 4

**TITLE: 2748355 CANADA INC. (BLOCK 3 DEVELOPMENT)
OFFICIAL PLAN AMENDMENT FILE OP.19.006
ZONING BY-LAW AMENDMENT FILE Z.19.017
VICINITY OF REGIONAL ROAD 7 AND INTERCHANGE WAY**

**MOBILIO DEVELOPMENTS LTD. (DENSITY TRANSFER)
ZONING BY-LAW AMENDMENT FILE Z.19.018
VICINITY OF REGIONAL ROAD 7 AND INTERCHANGE WAY**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on the following applications:

- a) Official Plan Amendment and Zoning By-law Amendment Files OP.19.006 and Z.19.017 for the lands known as the “Receiver Site” shown on Attachment 1, to permit the development shown on Attachments 2-7, consisting of approximately 2,400 residential units within 4 towers ranging from 40-storeys to 60-storeys in height, with approximately 8,000 m² of commercial uses and integrated townhouse units within the podium, resulting in a floor space index (FSI) of 7.8 times the area of the lot. A total of 1,600 parking spaces within 3 levels of underground parking is proposed.
- b) Zoning By-law Amendment File Z.19.018 to permit the transfer of density from the lands identified as the “Donor Site” to the lands identified as the “Receiver

Site”.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed phased mixed-use development in the Vaughan Metropolitan Centre (“VMC”) consisting of approximately 2,400 residential units within 4 towers ranging from 40-storeys to 60-storeys in height, with approximately 8,000 m² of commercial uses and integrated townhouse units within the podium, served by 1,600 parking spaces within 3 levels of underground parking.
- To receive input from the public and Committee of the Whole regarding a request to transfer unused density from the Donor Site to the Receiver Site.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- A Site Development application has been submitted concurrently with the applications for the Receiver Site.
- A technical report prepared by the Planning and Growth Management Portfolio, VMC Program will be considered at a future Committee of the Whole meeting.

Recommendations

1. That the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.006, Z.19.017 (2748355 Canada Inc.) and Z.19.018 (Mobilio Developments Ltd.) BE RECEIVED; and that any issues identified be addressed by the Planning and Growth Management Portfolio, VMC Program in a comprehensive report to the Committee of the Whole.

Background

Proposal

The Owner has submitted applications to amend the Official Plan and Zoning By-law (Files OP.19.006 and Z.19.017) to permit a mixed-used development with towers ranging from 40-60 storeys in building height and a proposed FSI of 7.8 times the area of the lot on the Receiver Site that will be developed in 2 phases.

Receiver Site

The Receiver Site is located on the south side of Regional Road 7, between Commerce Street and Interchange Way in the VMC, as shown on Attachment 1. The Receiver Site is currently vacant and is proposed to be developed with a phased mixed-use

development as shown on Attachments 2-7. The surrounding land uses are shown on Attachment 1.

Specifically, the development on the Receiver Site features 4 towers (40, 46, 55 and 60 storeys) located on 2-4 storey podiums wrapping all 4 corners of the site, with townhouse units, commercial uses and amenity space activating the base buildings. A pedestrian mews is proposed to be located centrally to the site which is activated by several standalone 1-storey retail pavilions. The integrated townhouse units are proposed within the 2 southerly towers, wrapping around Interchange Way, Commerce Street and the new East-West local street. The 2 towers located along Regional Road 7 will be connected by a pedestrian bridge on an upper floor to connect the outdoor rooftop amenity spaces provided in both buildings. Privately-Owned Public Spaces ('POPS') are proposed adjacent to the retail pavilions and are complemented by pedestrianized drop-off court areas, public art installations and feature landscape elements to enhance the pedestrian and retail experience within the site, as shown on Attachment 2.

The Receiver Site was previously part of a larger landholding. At the September 5, 2019 Committee of Adjustment Hearing, Vaughan Committee of Adjustment granted approval of Consent Application File B011/19 to sever the Receiver Site from its larger landholding in order to facilitate the proposed development. Redevelopment of the remainder of the lands has not been proposed at this time.

Pursuant to Policy 8.1.24 of the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'), the Owner has also submitted an application to amend the Zoning By-law (File Z.19.018) to permit the transfer of unused density from the Donor Site to the Receiver Site and cap the height permissions on the Donor Site.

Donor Site

The Donor Site is located on the southeast corner of Interchange Way and Exchange Avenue as shown on Attachment 1. The Donor Site is currently vacant but has been approved for a mixed-use development. On May 1, 2019, Vaughan Council ratified the recommendations to approve Draft Plan of Subdivision File 19T-18V008, Official Plan Amendment File OP.18.014 (OPA 41) and Zoning By-law Amendment File Z.18.021 (By-law 052-2019) to permit the mixed-use development and facilitate the creation of the development blocks, road widenings, two new minor collector roads and a new local road on the Donor Site. By-law 052-2019 resulted in the Donor Site being zoned with a Holding Symbol "(H)".

On October 2, 2019, Vaughan Council approved the implementing Site Development File DA.18.056 to facilitate the development of 1,148 residential units within 22

townhouses blocks (consisting of 4-storey stacked, back-to-back and traditional townhouse units) and apartment units within 3 buildings ranging from 13 to 18 storeys in height. With the approval of the Site Development application, Vaughan City Council passed By-law 130-2019 authorizing removal of the Holding Symbol “(H)” from the Donor Site.

The approved development on the Donor Site did not utilize its maximum density permissions as per the VMCSPP. Subject to certain conditions, Policy 8.1.24 of the VMCSPP allows unused height and/or density of one site to be transferred to another site within the same quadrant with the objective of achieving a density of 200-400 people and jobs per hectare in the City’s emerging downtown.

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to permit the development

The Owner has submitted the following applications (the “Applications”) for the Receiver Site to permit approximately 2,400 residential units contained within 4 towers (40, 46, 55 and 60 storeys) with approximately 8,000 m² of commercial uses (the ‘Development’), served by 1,600 parking spaces within 3 levels of underground parking, as shown on Attachment 2:

1. Official Plan Amendment File OP.19.006 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (‘VMCSPP’), to increase the maximum permitted building height from 30-storeys to heights ranging from 40-storeys to 60-storeys and increase the permitted maximum FSI from 5.0 to 7.8 times the area of the lot.
2. Zoning By-law Amendment File Z.19.017 to amend Zoning By-law 1-88, as amended, to permit the site-specific development standards identified in Table 1 of this report.

The Owner has also submitted the following rezoning application to transfer unused density from one site to another within the southwest quadrant of the VMC, pursuant to Policy 8.1.24 of the VMCSPP:

3. Zoning By-law Amendment File Z.19.018 to transfer unused density from the Donor Site to the Receiver Site and cap the building height permissions on the Donor Site.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: October 11, 2019

The notice of Public Hearing was also posted on the City's website at www.vaughan.ca and three Notice Signs were installed (along Regional Road 7, Interchange Way and Commerce Street) along the periphery of the Receiver Site for Files OP.19.006; Z19.017 and Z.19.018. Three Notice Signs were also installed (along Interchange Way, and at two locations along Exchange Avenue) along the frontages of the Donor Site for File Z.19.018, in accordance with the City's Notice Signs Procedure and Protocols.

- b) Circulation Area: To all property owners within 150 m of both the Receiver and Donor Sites.
- c) Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

[Communications Memorandum, Item 3 Report No. 14 \(Official Plan Amendment File OP.18.014 and Zoning By-law Amendment File Z.18.012\)](#)

[Item 3, Committee of the Whole Report No.14 \(May 1, 2019\)](#)

[Item 3, Committee of the Whole Report No.14 \(May 1, 2019\) Attachments](#)

[Item 10, Committee of the Whole Report No. 24 \(October 2, 2019\)](#)

[Item 10, Committee of the Whole Report No. 24 \(October 2, 2019\) Attachments](#)

Analysis and Options

An Amendment to the VMCSP, Volume 2 of VOP 2010 is required to permit the Development

The Receiver Site is designated “Station Precinct” by the VMCSP, which forms part of Volume 2 of VOP 2010. This designation permits a broad mix of uses, including residential dwellings, retail and service commercial. The Development includes residential and retail uses which conforms to the “Station Precinct” designation.

The VMCSP permits a maximum building height of 30-storeys and a maximum density / FSI of 5 times the area of the lot on the Receiver Site. The Development exceeds both the maximum building height and density permissions of the VMCSP and therefore, requires an amendment.

Amendments to Zoning By-law 1-88, as amended are required to permit the Development

The Receiver Site is zoned “C9 Corporate Centre Zone”, subject to Exception 9(957) by Zoning By-law 1-88, as amended. The majority of the Receiver Site, with the exception of the southeast corner of the site, is also identified as a “Landmark Location” on Schedule “A2” of By-law 1-88, which has no prescribed maximum building height permissions. The maximum building height permission on the southeast corner of the site is 25 m. The Development proposes a building height of 40-storeys (140 m) on the southeast corner of the site, and therefore requires an amendment to By-law 1-88 to facilitate the Development. The Zoning By-law Amendment will also have the effect of deleting the “Landmark Location” overlay from the Receiver Site to be replaced with maximum building heights specific to each tower. The Zoning By-law Amendment is further required to include the following site-specific zoning exceptions to permit the Development:

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements, subject to Exception 9(947)	Proposed Exception to the C9 Corporate Centre Zone
a.	Minimum Parking Space Size	2.7 m by 6 m	2.6 m by 5.7 m
b.	Minimum Barrier-Free Parking Space Size	Type A: 3.4 m by 6 m Type B: 2.4 m by 6 m	Type A: 3.4 m by 5.7 m Type B: 2.4 m by 5.7 m

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements, subject to Exception 9(947)	Proposed Exception to the C9 Corporate Centre Zone
c.	Parking Requirements	<p><u>Commercial Minimum Parking Standards</u></p> <p>2.0 spaces per 100 m² of GFA</p> <p><u>Day Nursery Minimum Parking Standards</u></p> <p>Employee spaces: 0.75 spaces per employee</p> <p>Pick-up & Drop-off/Visitor spaces: 3 spaces + 1.0 space / classroom</p> <p><u>Place of Assembly Uses Minimum Parking Standards</u></p> <p>Ranges between 1.0 – 5.0 per 100 m² of gross GFA</p> <p><u>Residential Minimum Parking Standards (Apartment Dwelling)</u></p> <p>Bachelor/One-bedroom: 0.7 space per unit</p> <p>Two-bedroom: 0.9 space per unit</p>	<p><u>Non-Residential (including Commercial, Day Nursery and Place of Assembly) Minimum Parking Standards</u></p> <p>1.0 spaces per 100 m² of GFA</p> <p><u>Residential Minimum Parking Standards</u></p> <p>0.5 parking spaces per residential unit</p>
d.	Maximum Building Heights	<p>Per Schedule 'A2':</p> <p>Landmark Location – unrestricted Heights</p>	<p>Building A – 200.0 m</p> <p>Building B – 160.0 m</p> <p>Building C – 185.0 m</p>

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements, subject to Exception 9(947)	Proposed Exception to the C9 Corporate Centre Zone
		25 m (southeast corner)	Building D – 140.0 m
e.	Minimum Landscape Strip Widths	4.5 m abutting Commerce Street, per Exception 9(957) di) & dii) 6 m abutting all other Street Lines	Commerce Street – 2.0 m Regional Road 7 – 0 m Interchange Way – 2.0 m New East-West Street – 2.0 m
f.	Minimum Front Yard Setback (Regional Road 7)	3.0 m, per Schedule 'A2', Note 8	0.0 m
g.	Minimum Exterior Side Yard Setback (Interchange Way and Commerce Street)	Per Schedule 'A2': Non-residential uses: 0.0 m Residential uses: 3.0 m	Residential uses: 2.0 m
h.	Permitted Uses	All uses permitted in the C9 Corporate Centre Zone with the exception of a Supermarket, per Exception 9(957) hi)	In addition to the uses permitted C9 Zone, the following additional uses will be permitted: <ul style="list-style-type: none"> • Day Nursery • Place of Amusement • Art Gallery

The Owner has submitted a site plan in support of the Development as shown on Attachment 2 (File: DA.18.075). Additional zoning exceptions will be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Amendments to Zoning By-law 1-88, as amended are required to permit density transfer from the Donor Site to the Receiver Site

File Z.19.018 has been submitted to facilitate a density transfer from the Donor Site to the Receiver Site, as required by the VMCSPP. Policy 8.1.24 of the VMCSPP permits unused height and/or density of one site to be transferred to another site, subject to a number of conditions, including, but not limited to both sites being located within the same quadrant.

The Donor Site is zoned “RM2 Multiple Residential Zone” pursuant to Zoning By-law 1-88, as amended. The Donor Site has a total site area of 53,639 m², with a maximum density permission of 3.0 times the lot area. Accordingly, the Donor Site has a maximum buildable gross floor area (GFA) of 160,919.36 m². The site plan approved by Council for the Donor Site has a total GFA of 104,100.6 m², resulting in residual unused GFA of 56,818.7 m².

The VMCSPP stipulates a maximum building height of 10-storeys on the Donor Site, with permissions of up to 15-storeys on properties fronting on arterial, major or minor collector streets, per policy 8.7.11. The development on the Donor Site approved by Council consists of 3 residential apartment buildings ranging from 13 to 18 storeys, with the 15 and 18 storey buildings fronting onto Interchange Way, a major collector street, along with 22 blocks of 4-storey townhouse units on the remainder of the Donor Site. The 18-storey building, which exceeded the maximum building height permissions of the VMCSPP, was approved by Council via applications to amend the Official Plan and Zoning By-law (Files OP.18.014 and Z.18.021) which required the Owner to provide Section 37 community benefit contributions in return for the increase in building height.

File Z.19.018 will have the effect of transferring 55,741.82 m² of unused GFA from the Donor Site to the Receiver Site and apply site-specific caps to the Donor Site with a maximum permitted GFA of 105,177.48 m² and maximum building heights which will not exceed the approved development as per File DA.18.056.

Should the density transfer be approved, Section 37 requirements for the transferred portion of GFA will not apply to the redevelopment of the Receiver Site. Any additional increase in height and/or density beyond the revised maximum permissions on the Receiver Site will be subject to Section 37 contributions. The proposed Development on the Receiver Site exceeds the density and height permissions enabled by the transfer and therefore will be required to provide Section 37 contributions in exchange for the remaining increased height and density. Staff will review the merits of the proposed Development and will determine Section 37 contributions and a list of potential benefits for the Receiver Site, which will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Applications, the VMC Program has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of all applicable statutory policies including the Provincial Policy Statement (2014) (“PPS”), A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019) (the “Growth Plan”) and the York Region and VOP 2010 policies.
b.	VMC Secondary Plan	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the following policies contained in the VMC Secondary Plan, including but not limited to: <ul style="list-style-type: none"> a) The identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) The objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people. Establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road network; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design; c) The vision of buildings in all areas of the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets, and contribute positively to the image of Vaughan’s downtown;

	MATTERS TO BE REVIEWED	COMMENTS
		<p>d) The appropriateness of the proposed buildings heights (40, 46, 55 and 60 storeys) and density (FSI) of 7.8 times the area of the lot in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm;</p> <p>e) The existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts;</p> <p>f) Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and mews and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation;</p> <p>g) Policy 8.1.24 regarding density transfer requirements;</p> <p>h) Policy 4.3 regarding transportation related requirements for the planned new East-West 22 metre local street;</p> <p>i) Design criteria for the pedestrian mews.</p>
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits

	MATTERS TO BE REVIEWED	COMMENTS
		<p>are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, as well as the request to transfer density from the Donor Site to the Receiver Site will be reviewed in consideration of the following:</p> <ul style="list-style-type: none"> i) The appropriateness of the proposed increased building heights and density in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP. Should the proposed increase in building heights and density be determined to meet the criteria of the Official Plan, the proposed community must be identified to the satisfaction of the City; ii) Should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building heights and density, the Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMCSPP, and there must be adequate community infrastructure to support the increase in building heights and density. The provision of affordable housing in the form of land, residential units or cash contribution to be transferred to York Region (Housing York Inc.) or to a non-profit housing provider, free of cost (including maintenance and

	MATTERS TO BE REVIEWED	COMMENTS
		<p>condominium fee, if applicable) will be considered as described below; and</p> <p>iii) The identified community benefits must be reflected in the implementing site-specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Development be approved.</p>
d.	Affordable Housing	<ul style="list-style-type: none"> • The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including, but not limited to, the following: <ul style="list-style-type: none"> a) Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options, including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan's diverse population b) Policy 7.5.1.2 that requires the implementation of York Region's affordable housing policies in the following context: <ul style="list-style-type: none"> • Requiring 25% of all new housing units in Vaughan to be affordable and that a portion of these units should be accessible for people with disabilities; and • Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units.

	MATTERS TO BE REVIEWED	COMMENTS
		<p>Furthermore, Policy 8.1.3 of the VMC Secondary Plan identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households.</p> <p>c) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the City's housing objectives through the preparation of a housing options statement, required for all Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following:</p> <ul style="list-style-type: none"> • The total distribution of housing types; • Tenure types and distribution; • The range of unit sizes, both in terms of floor area and number of bedrooms; • Special residential components, such as social or senior housing; and • The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. <p>The Owner must submit a housing statement to the satisfaction of the City.</p>
e.	Guidelines and other Area Plans	<ul style="list-style-type: none"> • The Development will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open

	MATTERS TO BE REVIEWED	COMMENTS
		Space Plan, the VMC Transportation Master Plan and the VMC Parking Strategy.
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on September 27, 2018 and March 28, 2019.
g.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier.
h	External Agencies	<ul style="list-style-type: none"> The Subject lands are within the review areas of the Ministry of Transportation Ontario (“MTO”), and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies.
i.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report Site Plan and Landscape Master Plan Phasing Plan Elevations and Perspective Renderings Pedestrian Level Wind Analysis Sun/Shadow Study Stormwater Management Functional Servicing Report Arborist Report and Tree Inventory and Preservation Study Transportation Study

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Archaeological Assessment - Phase 1 Environmental Site Assessment - Noise and Vibration Report - Geotechnical Report - Hydrogeological Report - Natural Heritage Review - Urban Design Brief - Aviation Report - Sustainability Metrics
j.	Site Development Application	<ul style="list-style-type: none"> • A Site Development File DA.18.075 was submitted and will be reviewed in consideration of, but not limited to, appropriate building and site design, access, internal traffic circulation, parking, landscape, amenity area, sun and shadow impacts, servicing and grading, and proposed phasing (interim and ultimate conditions). • Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.
k.	Servicing	<ul style="list-style-type: none"> • Servicing allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject lands. Removal of the Holding

	MATTERS TO BE REVIEWED	COMMENTS
		Symbol “(H)” will be conditional on servicing capacity being allocated to the lands.
l.	Future Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application(s) will be required, if the applications are approved to establish the ownership tenure of the Development.
m.	Development Charges	<ul style="list-style-type: none"> The Owner will be required to pay the applicable DCs and is subject to the Area-Specific Development Charges.
o.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City’s Cash-in-Lieu of Parkland Policy, if the subject applications are approved.

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

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.

For more information, please contact, Jessica Kwan, Senior Planner, VMC Program, Extension 8814.

Attachments

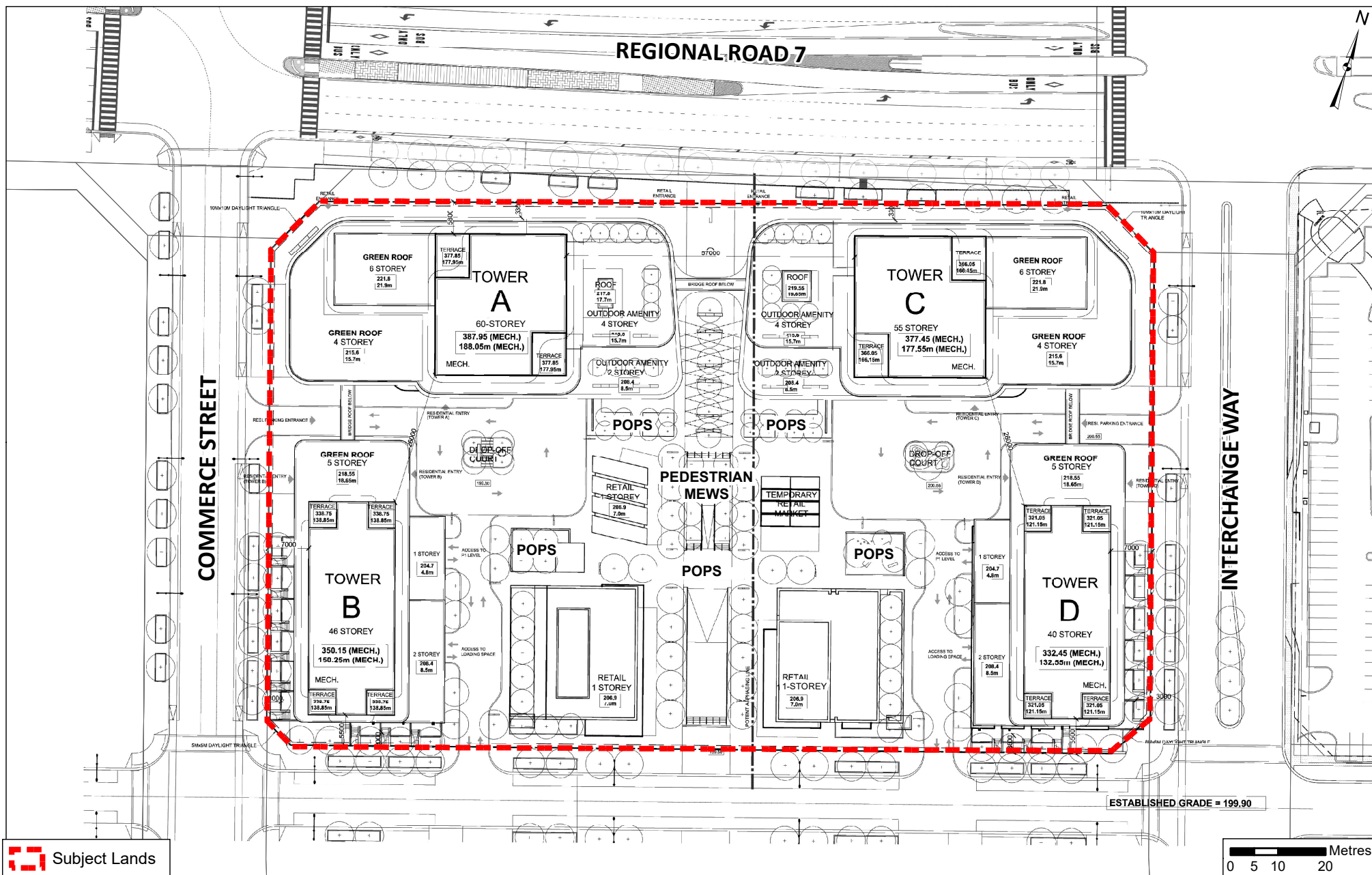
1. Location Map
2. Conceptual Ultimate Site Plan
3. Conceptual North Building Elevations
4. Conceptual East Building Elevations
5. Conceptual West Building Elevations
6. Conceptual South Building Elevations
7. Conceptual Perspectives (Northwest View from Regional Road & Podium View from Regional Road 7)

Prepared by

Jessica Kwan, Senior Planner, VMC Ext 8814

Amy Roots, VMC Senior Manager, Ext 8035

Christina Bruce, Director, VMC Program, Ext 8231



Conceptual Ultimate Site Plan

Attachment

LOCATION:
Part of Lot 5, Concession 5
3301 Regional Road 7

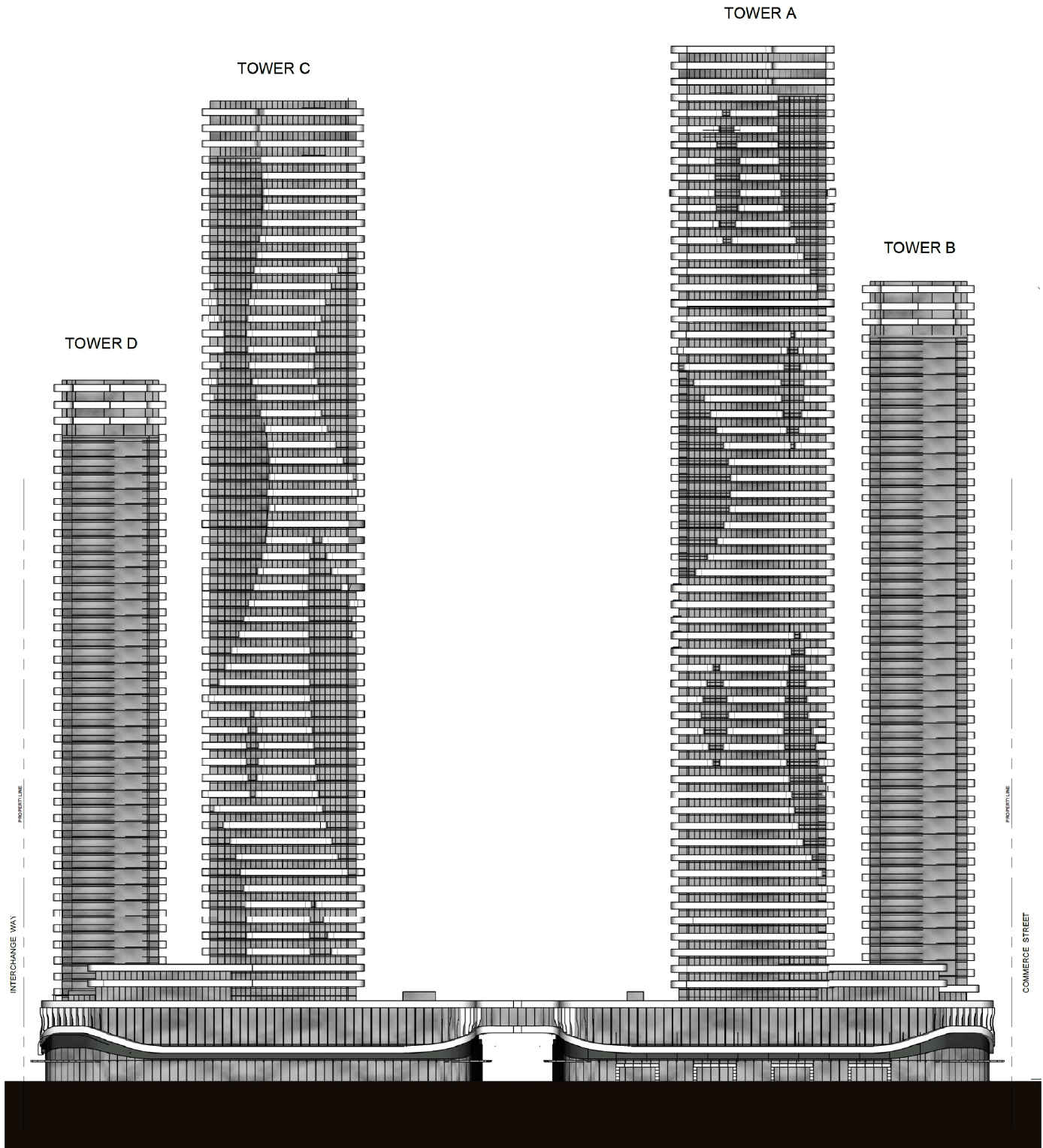
APPLICANT:
2748355 Canada Inc.



FILE:
OP.19.006 & Z.19.017

DATE:
November 5, 2019

2



FACING REGIONAL ROAD 7

Not to Scale

Conceptual North Building Elevations

LOCATION:
Part of Lot 5, Concession 5
3301 Regional Road 7

APPLICANT:
2748355 Canada Inc.

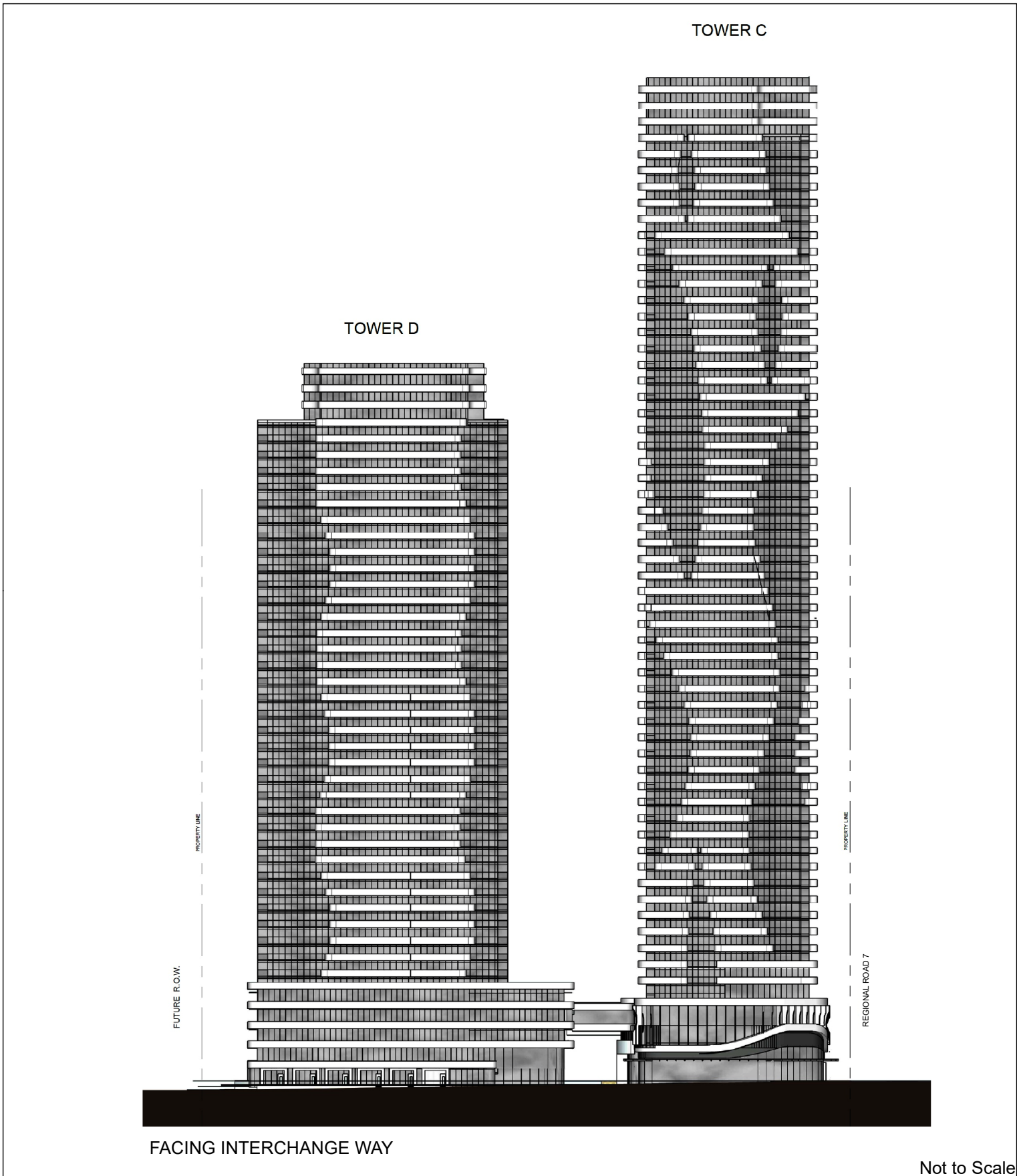


Attachment

FILE:
OP.19.006 & Z.19.017

DATE:
November 5, 2019

3



Not to Scale

Conceptual East Building Elevations

LOCATION:
Part of Lot 5, Concession 5
3301 Regional Road 7

APPLICANT:
2748355 Canada Inc.

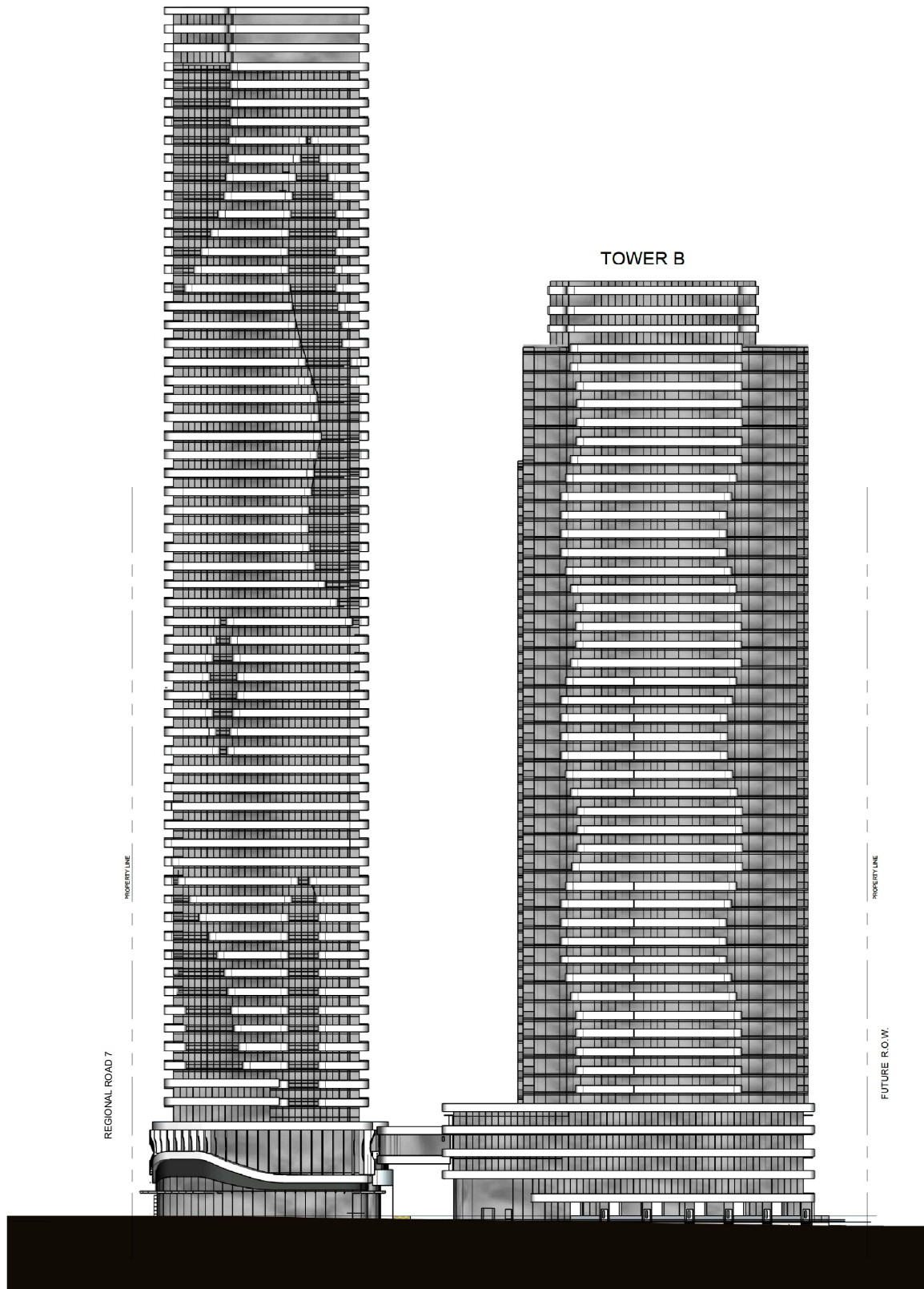


Attachment
FILE:
OP.19.006 & Z.19.017
DATE:
November 5, 2019

4

TOWER A

TOWER B



FACING COMMERCE STREET

Not to Scale

Conceptual West Building Elevations

LOCATION:
Part of Lot 5, Concession 5
3301 Regional Road 7

APPLICANT:
2748355 Canada Inc.



Attachment

FILE:
OP.19.006 & Z.19.017

DATE:
November 5, 2019

5

TOWER A

TOWER C

TOWER B

TOWER D



FACING NEW PUBLIC ROAD

Not to Scale

Conceptual South Building Elevations

LOCATION:
Part of Lot 5, Concession 5
3301 Regional Road 7

APPLICANT:
2748355 Canada Inc.



Attachment
FILE:
OP.19.006 & Z.19.017
DATE:
November 5, 2019

6



NORTHWEST VIEW FROM REGIONAL ROAD 7



PODIUM VIEW FROM REGIONAL ROAD 7

Not to Scale

Conceptual Perspective

LOCATION:

Part of Lot 5, Concession 5
3301 Regional Road 7

APPLICANT:

2748355 Canada Inc.



Attachment

FILE:
OP.19.006 & Z.19.017

DATE:
November 5, 2019

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