

CITY OF VAUGHAN
REPORT NO. 3 OF THE
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on January 21, 2020*

The Vaughan Metropolitan Centre Sub-Committee met at 9:35 a.m., on December 4, 2019.

Members Present: Hon. Maurizio Bevilacqua, Mayor, Chair
 Regional Councillor Linda D. Jackson
 Councillor Rosanna DeFrancesca
 Councillor Sandra Yeung Racco

The following items were dealt with:

1. 2020 SCHEDULE OF MEETINGS

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the 2020 Schedule of Meetings was approved as amended, with the meeting dates being:**

**Tuesday, April 7, 2020;
Tuesday, June 2, 2020; and
Tuesday, November 10, 2020.**

2. FEASIBILITY STUDY FOR A CULTURAL ARTS CENTRE IN THE VAUGHAN METROPOLITAN CENTRE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Interim City Manager and the Deputy City Manager, Planning and Growth Management dated December 4, 2019 was approved; and**

- 2) That the presentation by Mr. Doron Meinhard, Associate Partner, Hariri Pontarini Architects, Carlaw Avenue, Toronto, and Ms. Meg Friedman, Consultant at AMS Planning and Research, New Haven, Connecticut, United States of America, was received.**

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Recommendations

1. That, the presentation and reports titled, “Feasibility Study for a Cultural Arts Centre in the Vaughan Metropolitan Centre” (Attachments 1-3) prepared by the firms Hariri Pontarini Architects, AMS Planning and Research and FDA, be received;
2. That, the VMC Project Team in consultation with Mayor and Members of Council, and industry stakeholders, be authorized to include a site-specific Cultural Arts Centre designation in the forthcoming VMC Secondary Plan Update scope of work to ensure land-use planning, site selection, urban design, cultural and economic planning policy and other matters are determined for a future development;
3. That, \$100,000 be allocated to this project from Capital Project DP-9555-17 VMC - Consultation Services to support the implementation of key findings and decision-making framework from the Cultural Arts Centre Feasibility Study; and
4. That, City staff be authorized to apply for funding programs offered by Senior Government and other private and public organizations, for the purpose of advancing the Cultural Arts Centre project in the VMC, at the appropriate time.

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

3. ALIGNING POLICIES AND PROGRAMS TO CONTINUE OFFICE DEVELOPMENT MOMENTUM IN VAUGHAN

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) **That the recommendation contained in the following report of the Interim City Manager and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and the Deputy City Manager, Planning and Growth Management dated December 4, 2019 was approved; and**
- 2) **That the presentation by the Director of Economic and Cultural Development and C2, presentation material titled “Aligning Policies and Programs to Continue Office Development Momentum in Vaughan”, was received.**

Recommendations

1. That Council approve pilot office incentive policies and programs to encourage large office buildings through:

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- a. The approval of a City-Wide Development Charge Deferral for Office Buildings Policy 12.C.05 (Attachment 2) consistent with the York Region's 18-month DC Deferral program approved on October 10, 2019, and with the provisions of the Bill 108, More Home More Choice Act, 2019;
 - b. The approval of City-Wide Development Charges Deferral for Office Buildings a Minimum of 50,000 Square Feet and on the Highway 7 and Yonge Street Regional Corridor – Pilot Program Policy 12.C.06 (Attachment 3) which introduces a time-limited program that provides an interest-free, long-term development charge deferral for qualified office buildings, meeting a minimum threshold of 50,000 ft² and four storeys, along the Regional Corridors, to align with the Region of York's DC deferral policy in Regional Centres and Corridors;
2. That staff be directed to initiate a Community Improvement Plan study and stakeholder consultation process to explore further tools to promote office development in the Regional Corridors, which stretches along Highway 7, from Highway 50 to North Rivermede; along Centre Street; Bathurst Street from Centre Street to Highway 7 and the west side of Yonge Street, from Steeles Avenue to Highway 7; and report back to Council on the results of the consultations and propose recommendations;
 3. That the CIP By-law 176-2015 and 177-2015 applicable to the VMC and Weston Road / Highway 7 Primary Centre in the City of Vaughan, be extended to the end of 2022 in line with the Region and City's DC deferral programs; and
 4. That staff report back to Council, prior to the end of this Council term, on the results of the pilot incentive program.

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

4. VMC IMPLEMENTATION AND CONSTRUCTION UPDATE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) **That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated December 4, 2019 was approved; and**
- 2) **That the following was approved in accordance with Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management dated November 27, 2019:**

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1. **THAT the Communication be received for information supporting Item 4: VMC Implementation and Construction Update.**

Recommendations

1. That this report be received for information.

(A copy of the foregoing report has been attached for reference and the report attachments are on file in the Office of the City Clerk.)

The meeting adjourned at 2:53 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair