

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

This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca. If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca by noon on the last business day before the meeting.

**Tuesday, February 2, 2021
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 MEETING ITEMS	
1. PENGUIN-CALLOWAY (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.012 ZONING BY-LAW AMENDMENT FILE Z.20.027 175 MILLWAY AVENUE VICINITY OF MILLWAY AVENUE AND APPLE MILL ROAD Report of the City Manager with respect to the above.	3
2. PENGUIN-CALLOWAY (VAUGHAN) INC. OFFICIAL PLAN AMENDMENT FILE OP.20.013 ZONING BY-LAW AMENDMENT FILE Z.20.029 101 EDGELEY BOULEVARD VICINITY OF BUTTERMILL AVENUE AND APPLE MILL ROAD Report of the City Manager with respect to the above.	35

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|------|--|----|
| 3. | HUNTER FIFTY INVESTMENTS LIMITED / LINE DRIVE EAST
INVESTMENTS LIMITED ZONING BY-LAW AMENDMENT FILE
Z.21.001 6100 LANGSTAFF ROAD VICINITY OF LANGSTAFF ROAD
AND HIGHWAY 27
Report of the City Manager with respect to the above. | 71 |
|
 | | |
| 4. | HUNTINGTON IV LIMITED ZONING BY-LAW AMENDMENT FILE
Z.20.040 6685 LANGSTAFF ROAD VICINITY OF HUNTINGTON ROAD
AND LANGSTAFF ROAD
Report of the City Manager with respect to the above. | 83 |

4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 02, 2021

WARD: 4

**TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.012
ZONING BY-LAW AMENDMENT FILE Z.20.027
175 MILLWAY AVENUE
VICINITY OF MILLWAY AVENUE AND APPLE MILL ROAD**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.012 and Z.20.027 seeking to permit the following: a 64-storey residential tower with 798 residential units and a 21-storey office tower connected by a shared 6-storey podium integrated with residential, amenity and retail uses at-grade; a standalone 7-storey hotel with retail uses at-grade; a centralized private courtyard; and 3 levels of underground parking with accesses via Apple Mill Road and the future east-west local road.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment applications to permit a high-rise mixed-use development consisting of a 64-storey residential tower with 798 residential units and a 21-storey office tower on a shared 6-storey podium with residential, amenity, and retail uses at-grade, along with a standalone 7-storey hotel with at-grade retail uses, served by 3 levels of underground parking
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development, to facilitate the deletion of a north-south local street, to permit increased maximum building heights and densities, and increased tower floor plate sizes
- A Holding Symbol is proposed to be removed from the C10 Corporate District Zone to permit the development
- A Site Development application has also been submitted to facilitate the proposed development
- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio, will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.012 and Z.20.027 (Penguin-Calloway (Vaughan) Inc.) BE RECEIVED; and, that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre ('VMC') between Millway Avenue and Jane Street, north of Apple Mill Road, and are municipally known as 175 Millway Avenue, as shown on Attachment 1. The Subject Lands are currently developed with an existing temporary commercial parking lot which was revised from its original 2017 approval and reapproved by Vaughan Council in 2019 (Site Development File DA.19.036) to accommodate off-site parking for the mixed-use KPMG and YMCA/PwC office buildings on an interim basis and support transit riders who utilize the temporary commuter parking spaces. The surrounding uses are also shown on Attachment 1.

The proposed high-rise mixed-use development on the Subject Lands is comprised of residential, office, hotel and retail uses centered around a privately-owned courtyard,

with maximum building heights of 64-storeys (residential), 21-storeys (office), and 7-storeys (hotel) and representing a Floor Space Index ('FSI') of 7.6 times the area of the lot. The proposal consists of the following:

- One (1) residential tower, with a maximum building height of 64-storeys, one (1) 21-storey office tower, and one (1) 7-storey hotel
- A total of 798 residential units
- A shared 6-storey podium (residential and office building only) consisting of mixed uses (residential, retail, office)
- An overall building Gross Floor Area ('GFA') of 128,079.5 m²
- A combined at-grade retail GFA of 4,723 m² for all buildings
- A total office GFA of 48,543.7 m²
- A total residential GFA of 63,899.0 m²
- A total hotel GFA of 10,913.8 m²
- A density FSI of 7.6 times the area of the lot (following the application of Policy 8.1.1 to exclude 10,000 m² of office GFA from the calculation of density)
- Three (3) levels of underground parking with 917 parking spaces
- A total of 651 bicycle parking spaces
- A total indoor amenity area of 913.4 m² and outdoor amenity area of 1,169.3 m²
- Tower floorplate sizes ranging between 862.8 m² to 1,105.6 m²
- The proposed deletion of a north-south local street, which bisects the Subject Lands

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development. The proposed amendments are site-specific and include amendments to building and density permissions, tower floor plates and the deletion of a north-south local street

The Owner has submitted the following applications (the 'Applications') for the Subject Lands, as shown on Attachments 1 and 2. The mixed-use development consists of a 64-storey residential tower and a 21-storey office tower on a shared 6-storey podium with integrated residential, amenity and retail uses at-grade, and a standalone 7-storey hotel with retail uses at-grade, for a total of 798 residential units. All uses are served by 3 levels of underground parking with accesses from Apple Mill Road and the future east-west local street (the 'Development'), with proposed lay-by parking spaces along Millway Avenue and the future east-west local street, as shown on Attachments 2 to 6. The following Applications and amendments are proposed:

1. Official Plan Amendment File OP.20.012 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”):
 - a) Policy 8.7.12 and Schedule I – to increase the maximum building height from 30-storeys to 64-storeys for the residential tower
 - b) Policy 8.7.18 – to increase the maximum residential tower floor plate size from 750 m² to the following:
 - Floor 7: from 750 m² to 913.4 m²
 - Floors 8 to 13: from 750 m² to 902.4 m²
 - Floors 14 to 28: from 750 m² to 893.9 m²
 - Floors 29 to 43: from 750 m² to 862.8 m²
 - Floors 44 to 53: from 750 m² to 890.2 m²
 - Floors 54 to 59: from 750 m² to 931.9 m²
 - Floors 60 to 64: from 750 m² to 1,105.6 m²
 - c) Amend Schedules A through K to delete the north-south local street, which bisects the Subject Lands
 - d) Schedule I – to increase the maximum FSI from 5.0 and 6.0 to 7.6 times the area of the lot. A density FSI of 7.6 times the area of the lot (following the application of Policy 8.1.1 to exclude 10,000 m² of office GFA from the calculation of density) is proposed.
2. Zoning By-law Amendment Z.20.027 to amend By-law 1-88 to rezone the Subject Lands from the “C10 (H) Corporate District Zone” with the Holding Symbol “(H)” and subject to Exception 9(959) to the “C10 Corporate District Zone” by removing the Holding Symbol and to permit the mixed-uses (residential) in the manner shown on Attachment 2, along with the site-specific development standards identified in Table 1 of this report.

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

- a) Date of Notice of Public Meeting was circulated: January 8, 2021.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and the three Notice Signs were installed (on all frontages along Jane Street, Millway Avenue and Apple Mill Road) in accordance with the City’s Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, and expanded to residential towers that are currently occupied, including the Met and (Expo City/Nord Condo Towers 1 through 4), located in the vicinity of Jane Street and Highway 7.

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 VMC Program, Planning and Growth Management Portfolio 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

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”) are required to permit the Development

The Subject Lands are designated “Station Precinct” by the VMCSP, which forms part of Volume 2 of VOP 2010. The designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, and service commercial uses. The Development includes residential, office, hotel and retail uses, which conforms to the VMCSP. Retail, service commercial or public use frontages are required and provided along on Millway Avenue.

Policy 8.7.12 and Schedule I of the VMCSP permits a building height range between 6-storeys minimum to 35-storeys maximum, with a minimum FSI of 3.5 to a maximum FSI of 6.0 times the area of the lot for the westerly half of the Subject Lands (abutting Millway Avenue), and 5-storeys minimum to 30-storeys maximum, with a minimum FSI of 2.5 to a maximum FSI of 5.0 times the area of the lot for the easterly half of the Subject Lands (abutting Jane Street).

Policy 8.1.1 of the VMCSP, encourages office developments and permits an additional 5-storeys of maximum building height, and excludes 10,000 m² of GFA from the calculation of density, provided that a minimum of 10,000 m² of office GFA is provided on the lot. As 48,543.7 m² of office GFA is proposed, 10,000 m² of office GFA has been deducted from the overall density calculation resulting in a 7.6 FSI (8.3 FSI before 10,000 m² of GFA is deducted). An Official Plan Amendment is required to permit the maximum building height of 64-storeys for the residential tower, and to permit a maximum FSI of 7.6 times the area of the lot.

Schedule C, Street Network of the VMCSPP identifies a requirement of a 20-22 m, north-south local street. The Owner proposes the deletion of this north-south connection to be replaced by an outdoor privately-owned courtyard, in lieu of the north-south local street. An Official Plan Amendment is required for the proposed deletion of this local road.

Policy 8.7.18 permits a maximum residential tower floorplate of 750 m²; whereas the following residential tower floor plates are proposed:

- Floor 7: from 750 m² to 913.4 m²
- Floors 8 to 13: from 750 m² to 902.4 m²
- Floors 14 to 28: from 750 m² to 893.9 m²
- Floors 29 to 43: from 750 m² to 862.8 m²
- Floors 44 to 53: from 750 m² to 890.2 m²
- Floors 54 to 59: from 750 m² to 931.9 m²

An Official Plan Amendment is required for the proposed residential tower floorplate sizes.

Permissions for increased height and density will be considered and secured through a Section 37 Density and Bonusing Agreement with the City, if supported as good planning.

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

The Subject Lands are zoned “C10(H) Corporate District Zone” by By-law 1-88, which does not permit the proposed residential uses. The Owner proposes to amend By-law 1-88 by rezoning the Subject Lands to remove the Holding Symbol “(H)”, and amend the existing site-specific Exception 9(959) to request additional residential, office, and retail permissions, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 6:

Table 1:

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none"> - Office Building - LCBO Outlet - Brewers = Retail Outlet - Automotive Retail Store - Business and Professional Office 	Permit the following additional uses: <ul style="list-style-type: none"> - Apartment Dwelling - Open Space

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		<ul style="list-style-type: none"> - Hotel, Motel, Convention Centre - Banquet Hall, including an Eating Establishment provided that such Eating Establishment does not exceed 20% of the GFA of the banquet hall - Car Rental Service - Club or Health Centre - Bank or Financial Institution - Pharmacy - Retail Store - Retail Warehouse - Supermarket - Eating Establishment with or without Outdoor Patio - Eating Establishment, Convenience with or without Outdoor Patio - Eating Establishment, Convenience with Drive-Through - Eating Establishment, Take-out - Tavern - Service or Repair Shop - Photography Studio - Personal Service Shop - Employment Use - Print Shop - Place of Entertainment including a multi- screen cinema complex - Place of Amusement Technical School - Video Store 	

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		<ul style="list-style-type: none"> - Veterinary Clinic - Recreational Uses - Office and Stationary Supply, Sales, Service and Rental 	
b.	Definition – Lot	<p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance.</p> <p>For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p>	For the purposes of this By-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arranges, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88
c.	Definition - Amenity	No amenity requirement	1 m ² per dwelling unit
d.	Definition – Parking Space	2.7 x 6 m	2.7 x 5.7 m
e.	Minimum Parking Space Requirements	<p>Residential:</p> <p>1 Bed/Bach: 515 @ 0.7/unit = 361</p> <p>2 Bed: 257 @0.9/unit = 232</p> <p>3 Bed: 26 @ 1.0 unit = 26</p> <p>Total: 618 spaces</p>	<p>Residential: 798 units at 0.35 spaces/unit = 280 spaces</p> <p>Office: 48,543.7 m² @ 1.3 spaces per 100 m² GFA = 502 spaces</p> <p>Hotel: 179 units at 0.75 spaces/unit = 135 spaces</p>

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		<p>Visitor Parking: 798 @ 0.15/unit = 120 spaces</p> <p>Office (Min): 48,543.7 m² @ 1.5 spaces per 100 m² GFA = 729</p> <p>Office (Max): 48,543.7 m² @ 2.5 spaces per 100 m² GFA = 1,214</p> <p>Retail (Min): 4,732 m² @ 2.5 parking space per 100 m² GFA = 119</p> <p>Retail (Max): 4,732 m² @ 4 parking spaces per 100 m² GFA = 189</p> <p>Hotel: 0.75 per 179 units = 135</p> <p>Total Residential: 618 parking spaces</p> <p>Total Hotel: 135 parking spaces</p> <p>Total Non-Residential Uses and Visitor: 903 parking spaces</p> <p>Total Required: 1,656</p>	<p>Retail: To permit no minimum parking requirements for retail uses.</p> <p>Overall Total Parking Spaces: 917 spaces</p>
f.	Accessible Parking Space Length	<p>Type A: 3.4 m x 6 m (1.5 m access aisle)</p> <p>Type B: 2.4 m x 6 m (1.5 m access aisle)</p>	<p>Type A: 3.4 m x 5.7 m (1.5 access aisle)</p> <p>Type B: 2.4 x 5.7 m (1.5 access aisle)</p>

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
g.	Minimum Bicycle Parking Spaces	Residential: 80 Short Term (0.10/unit), 399 Long Term (0.5/unit) Non-Residential: 24 Short Term (0.15 per 100 m ²), 16 Long Term (0.1 per 100 m ²) Office: 49 Short Term (0.1 per 100 m ²), 64 Long Term (0.13 per 100 m ²) Total: 632 Bicycle Parking Spaces (153 Long-Term, and 479 Short-Term)	Total: 651 Bicycle Parking Spaces (493 Long-Term and 158 Short-Term)
h.	Minimum Landscape Area Requirements	6 m (Jane Street) 3 m (Millway Avenue and Apple Mill Road)	0 m (All Streets)
i.	Maximum Driveway Widths	7.5 m (Two-Way) 3.5 m (One-Way)	12 m (East West Road) 14.2 m (East West Road)
j.	Minimum Parking Area to Access or Driveway	3.5 m (One-Way)	3.2 m (One-Way)
k.	Minimum Drive Aisle Width	6 m (Parking Angles at 90 degrees – 60 degrees inclusive)	3.5 m (One-Way)
l.	Maximum Building Height (residential and non-residential)	15 m	206.1 m (64-storeys (not including mechanical penthouse)) Residential 97.1 m (21-storey) Office

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1-88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
			31.5 m (7-storeys) Hotel
m.	Maximum Density (All- uses)	0.6 FSI	8.3 FSI

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 2. Other zoning exceptions may 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.

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	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan and City of Vaughan Official Plans	The Applications will be reviewed in consideration of all applicable statutory policies including the Provincial Policy Statement (2020) ("PPS"), A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2019) ("The Growth Plan"), and York Region and VOP 2010 policies.
b.	VMCSP	<p>The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following:</p> <ul style="list-style-type: none"> the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; the objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>system; 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;</p> <ul style="list-style-type: none"> • the vision of buildings in 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; • the appropriateness of the proposed massing, maximum building heights (64-storeys) and density (FSI) of 7.6 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, including shadowing and microclimatic impact on uses within the immediate area; • the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; • Policy 8.1.1 respecting office developments in the "Station Precinct", and the exclusion of 10,000 m² of office GFA from the calculation of density, and additional building height (maximum 5-storeys), provided a minimum of 10,000 m² of office is provided on the same lot. • 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>and building height, microclimate impact and built form articulation;</p> <ul style="list-style-type: none"> • Policy 8.7.12 respecting maximum building height; • Policy 8.7.18 respecting the maximum tower floor plate size of 750 m²; • Policy 4.3.1 respecting the street network in considering the proposed deletion of the north-south local street as shown on Schedule C; • On July 10, 2020, a Pre-Application Consultation (PAC.20.042) was held with the Owner and City staff to review the submission requirements for a mixed-use development comprising of a 60-storey residential tower, with 15-storey office building and hotel, and proposed for the deletion of the north-south road in the VMCSPP. At the PAC meeting, staff shared guiding principles required to consider a road deletion, including providing a mid-block connection through this development block to the future local east-west road (22 m wide). Other principles discussed included provisions for passenger pick-up and drop off ('PPUDO') and on street parking; full movements at Apple Mill Road, privately-owned public spaces ('POPS') and strong pedestrian connections with public access easements, accommodations for servicing and loading (not onto local streets), and ensuring that any proposed office uses are integrated.
c.	Section 37 of the <i>Planning Act</i> Bonusing and Density	<ul style="list-style-type: none"> • Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>request for additional height and density, will be reviewed in consideration of the following criteria:</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 height 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 height and density. The Development must represent good planning and be consistent with the objectives of 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 condominium fee, if applicable) will be considered as described below; and 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
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"> - 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; - 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. <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> - 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 Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following: <ul style="list-style-type: none"> • The total distribution of housing types

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • 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 • The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement <p>The Owner has provided a housing summary within their Planning Justification Report, which is under review by the City. Should additional information be required, the Owner will be required to provide an updated housing statement to the satisfaction of the City, prior to consideration of a Technical Report by the Committee of the Whole.</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 Space Plan, the VMC Transportation Plan, the Black Creek Storm Water Optimization Study Master Plan Class Environmental Assessment (EA), Black Creek Renewal Project, the Edgeley Pond and Park detailed design 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”). The Applications were presented to the DRP on July 30, 2020. A second DRP to review the detailed design will be required, at minimum, for these Applications.
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 prior to consideration before a future Committee of the Whole.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	External Agencies	<ul style="list-style-type: none"> The Subject Lands are within the review areas of York Region, and the Toronto and Region Conservation Authority. 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"> - Arborist Letter - Functional Servicing Report - Geotechnical Engineering Report - Hydrogeological Report - Phase One and Two Environmental Site Assessments - Planning Justification Report - Roadway Traffic Noise Assessment - Sustainability Metrics - Traffic Impact Study - Urban Design Brief - Qualitative Pedestrian Level Wind Assessment These reports and studies are available on the City's website at http://maps.v Vaughan.ca/planit/ (PLANitViewer) Additional studies and/or reports may be required as part of the Application review process
j.	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 Symbol "(H)" will be conditional on servicing capacity being allocated to the lands

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	Site Development Application DA.20.047	<ul style="list-style-type: none"> • Site Development Application File DA.20.047 has been filed with the City to facilitate the mixed-use development, as shown on Attachments 2 to 6, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design; massing; access; site circulation; parking; landscape; amenity area; sun and shadow; wind; noise; servicing and grading; bird-friendly design; and, the appropriate built form interface with the surrounding uses and the public realm • 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 • In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score
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 Development Charges (DCs) and is subject to the Area-Specific Development Charges
n.	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.

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.012 in accordance with the YROP. York Region has not advised on the status of the request for exemption. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and 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 Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Natalie Wong, Senior Planner, VMC Program, Extension 8866.

Attachments

1. Context and Location Map
2. Proposed Site Plan and Rezoning
3. Proposed Landscape Plan
4. Proposed South and East Building Elevations
5. Proposed North and West Building Elevations
6. Perspective Rendering

Prepared by

Natalie Wong, Senior Planner, VMC Ext 8866
Amy Roots, VMC Senior Manager, Ext 8035
Christina Bruce, Director, VMC Program, Ext 8231

Approved by

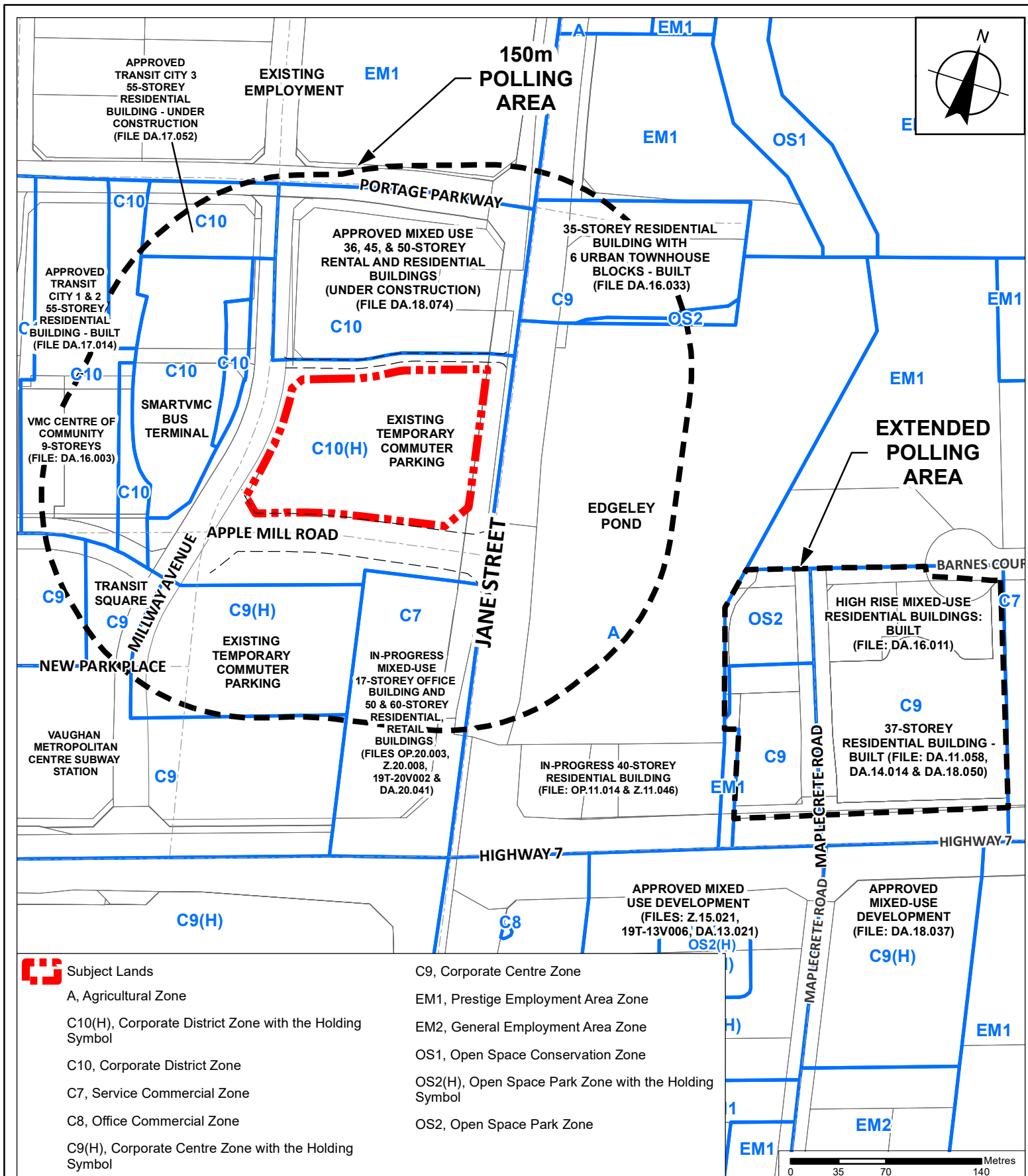
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief
Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



Location Map

LOCATION: Part of Lot 6, Concession 5;
175 Millway Avenue

APPLICANT:
Penguin-Calloway (Vaughan) Inc.

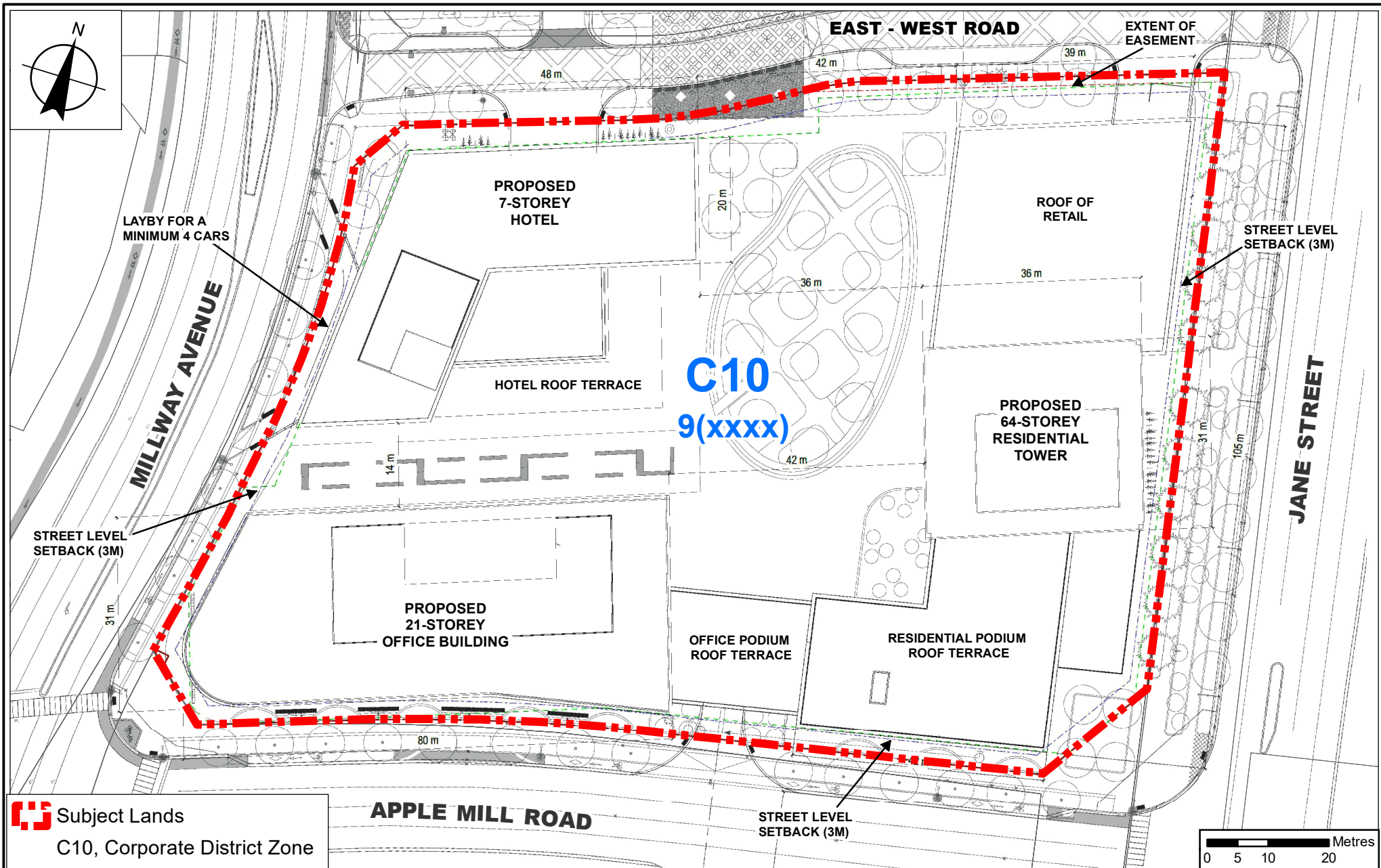


Attachment

FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE: February 2, 2021

1



Proposed Site Plan and Rezoning

LOCATION:
Part of Lot 6, Concession 5;
175 Millway Avenue

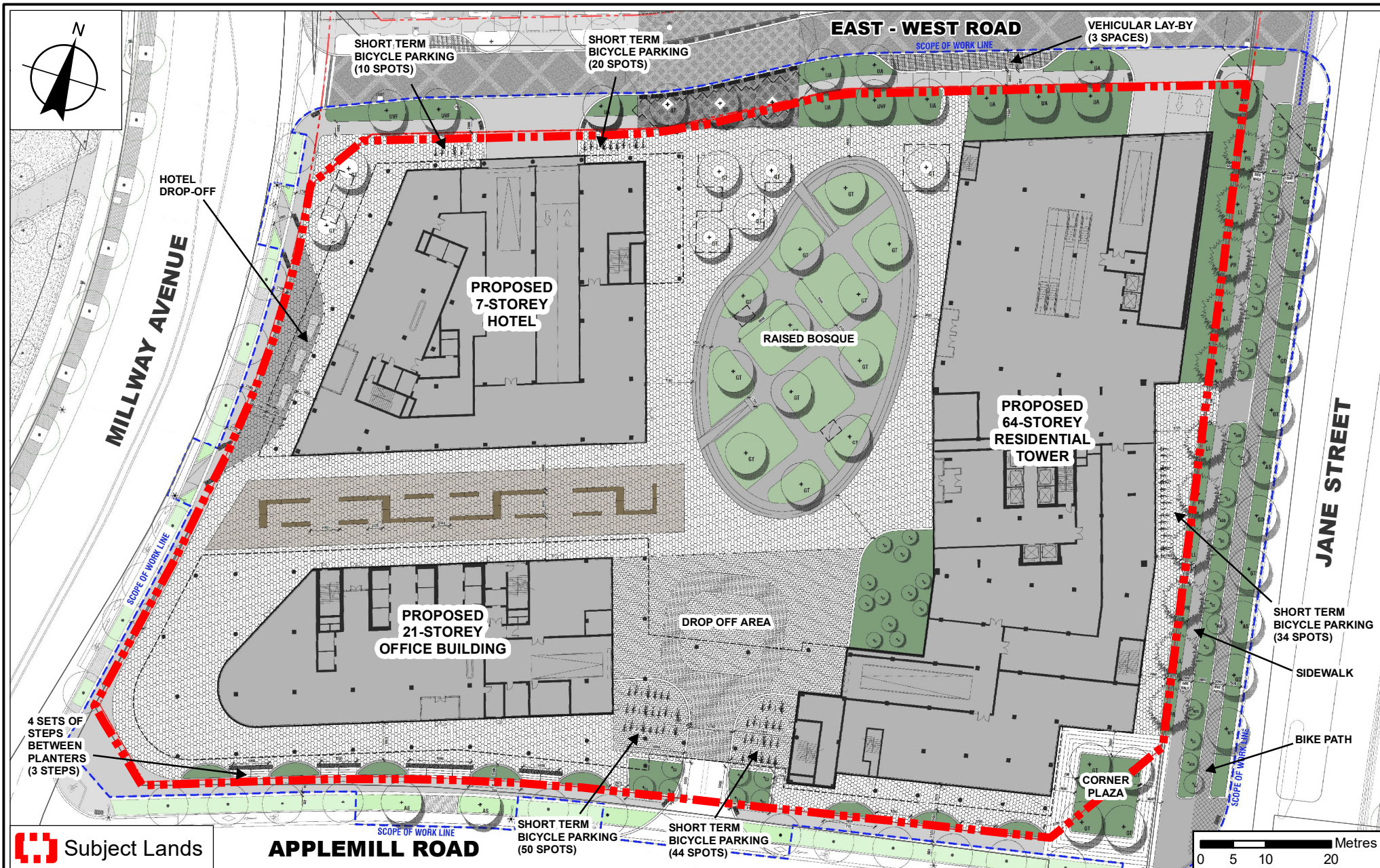
APPLICANT:
Penguin-Calloway (Vaughan) Inc.



Attachment

FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE:
February 2, 2021



Proposed Landscape Plan

LOCATION:
Part of Lot 6, Concession 5;
175 Millway Avenue

APPLICANT:
Penguin-Calloway (Vaughan) Inc.



Attachment

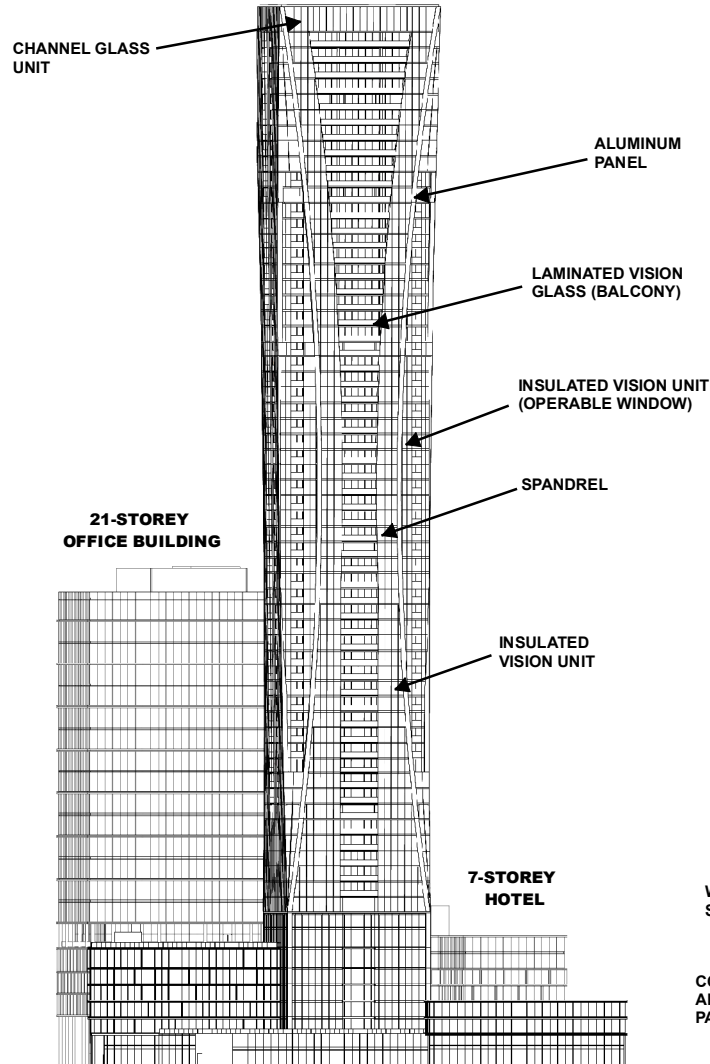
FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE:
February 2, 2021

3

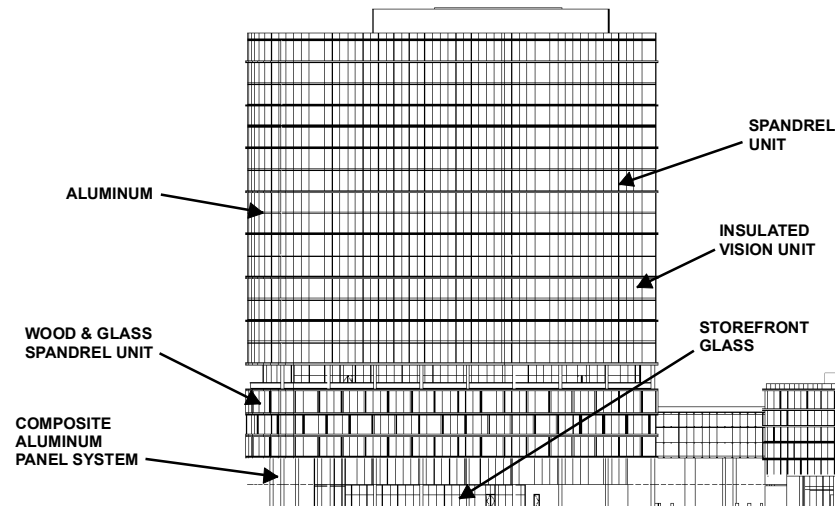
**64-STOREY
RESIDENTIAL BUILDING**

**64-STOREY
RESIDENTIAL BUILDING**



EAST ELEVATION - FACING JANE STREET

**21-STOREY
OFFICE BUILDING**



SOUTH ELEVATION - FACING APPLE MILL ROAD

Not to Scale

Proposed South & East Building Elevations

LOCATION: Part of Lot 6, Concession 5;
175 Millway Avenue

APPLICANT: Penguin-Calloway (Vaughan) Inc.



Attachment

FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE:
February 2, 2021

4

**64-STOREY
RESIDENTIAL BUILDING**

**64-STOREY
RESIDENTIAL BUILDING**

**21-STOREY
OFFICE BUILDING**

**21-STOREY
OFFICE BUILDING**

**7-STOREY
HOTEL**

**7-STOREY
HOTEL**

PRECAST
CONCRETE
INSULATED
VISION UNIT

WOOD & GLASS SPANDREL UNIT

WEST ELEVATION - FACING MILLWAY AVENUE

NORTH ELEVATION - FACING FUTURE EAST-WEST LOCAL ROAD

Not to Scale

Proposed North & West Building Elevations

LOCATION: Part of Lot 6, Concession 5;
175 Millway Avenue

APPLICANT: Penguin-Calloway (Vaughan) Inc.



Attachment

FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE:
February 2, 2021

5



VIEW FROM NORTH-EAST CORNER OF APPLE MILL ROAD AND MILLWAY AVENUE

Not to Scale

Perspective Rendering

LOCATION: Part of Lot 6, Concession 5;
175 Millway Avenue

APPLICANT:
Penguin-Calloway (Vaughan) Inc.



Attachment

FILES: OP.20.012,
Z.20.027 and DA.20.047

DATE:
February 2, 2021

6

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD: 4

**TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.013
ZONING BY-LAW AMENDMENT FILE Z.20.029
101 EDGELEY BOULEVARD
VICINITY OF BUTTERMILL AVENUE AND APPLE MILL ROAD**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.013 and Z.20.029 to permit a mixed-use development consisting of 624 residential units, ground floor commercial uses and a standalone pavilion containing indoor amenity / flex space, within 4 buildings ranging from 4 to 38-storeys in height, centered around a semi-private internalized courtyard and served by 1 level of underground parking and 1 vehicular access via Buttermill Avenue.

Report Highlights

- To receive comments from the public and the Committee of the Whole on a mixed-use development consisting of 624 residential units, 590 m² of ground floor commercial uses and a standalone pavilion with 852 m² of indoor amenity / flex space within 4 buildings ranging from 4 to 38-storeys in height, centered around a semi-private internalized courtyard and served by 1 level of underground parking and 1 vehicular access via Buttermill Avenue.
- Official Plan and Zoning By-law Amendments are required to permit the proposed development.
- A Site Development application has also been submitted to facilitate the proposed development.
- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio, will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.013 and Z.20.029 (Penguin-Calloway (Vaughan) Inc.) BE RECEIVED; and that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre ('VMC') on the north-west corner of Apple Mill Road and Buttermill Avenue and are municipally known as 101 Edgeley Boulevard, as shown on Attachment 1. Specifically, the Subject Lands encompass the southeast quadrant of the existing surface parking lot used to serve the recently decommissioned Walmart store. The remainder of the Walmart lands are not proposed for redevelopment at this time. The surrounding uses are also shown on Attachment 1.

The proposed development is comprised of low, mid and high-rise buildings with heights of 4, 6, 18 and 38-storeys. A mix of uses are proposed including residential, commercial and indoor amenity / flex space, with a semi-private internalized courtyard as shown on Attachments 2-8.

Specifically, the proposal consists of the following:

- A 38-storey tower (Tower 'A') and an 18-storey tower (Tower 'B') located on a shared 4-storey podium containing residential uses only

- A 6-storey standalone mixed-use building (Building 'C') containing commercial uses at-grade and residential uses above
- A 4-storey standalone pavilion (Building 'D') proposed with indoor amenity / flex space
- A total of 624 residential units
- An overall Gross Floor Area ('GFA') of 51,124 m²
 - Residential GFA – 49,682 m²
 - Amenity space / flex space GFA – 852m²
 - Commercial GFA – 590 m²
- A total of 1,131 m² of amenity space (409 m² of indoor and 722 m² of outdoor) within Tower 'B'
- A density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 (exclusive of Buttermill Avenue) times the area of the lot
- One (1) level of underground parking containing 220 parking spaces
- A total of 383 bicycle parking spaces.

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 Subject Lands to permit the proposal, as shown on Attachments 2 to 8 to permit a mixed-use development consisting of 624 residential units, 590 m² of commercial uses at-grade within 6, 18 and 38-storey buildings and a standalone 4-storey pavilion containing 852 m² of indoor amenity / flex space, served by 1 level of underground parking and vehicular access via Buttermill Avenue (the 'Development'):

1. Official Plan Amendment File OP.20.013 to amend the Vaughan Official Plan 2010 ("VOP 2010") and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") to permit the following:
 - a) A minimum building height of 4-storeys and a maximum building height of 38-storeys
 - b) A maximum density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 FSI (exclusive of Buttermill Avenue)
 - c) A minimum residential tower separation distance of 21.5 m between the northwest corner of Tower A and southeast corner of Tower B
2. Zoning By-law Amendment Z.20.029 to amend By-law 1-88, as amended, to permit the site-specific development standards generally in accordance with Table 1 of this report.

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

- a) Date of Notice of Public Meeting was circulated: January 8, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and the two Notice Signs were installed along Buttermilk Avenue and Apple Mill Road in accordance with the City's Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and expanded to residential towers that are currently occupied, including the Met and Expo City/Nord Condo Towers 1 through 4, located in the vicinity of Jane Street and Highway 7.

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 VMC Program, Planning and Growth Management Portfolio 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

Not applicable.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") are required to permit the Development

The Subject Lands are designated "Station Precinct" by the VMCSP, which forms part of Volume 2 of VOP 2010. This designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, and service commercial uses. The Development includes residential, commercial and amenity uses which conforms to the VMCSP.

Schedule I – Height and Density Parameters of the VMCSP stipulates a minimum building height of 5-storeys and a maximum building height of 25-storeys on the Subject Lands. In order to facilitate the Development, amendments to the Secondary Plan are required to allow a minimum building height of 4-storeys (Building 'D') and a maximum building height of 38-storeys (Tower 'A'). Notwithstanding maximum height permissions on Schedule I, Policy 8.7.12 of the VMCSP allows individual towers within the same development block to exceed its maximum height by up to 7-storeys by transferring

storeys from one tower to another. Tower 'B' proposed at 18-storeys seeks to transfer 7-storeys to Tower 'A' which would allow a maximum of 32-storeys. However, Tower 'A' exceeds permissions of Policy 8.7.12 by 6-storeys since it is proposed at 38-storeys.

An amendment will also be required to increase the maximum density of the development. The Development results in an overall density of 4.63 FSI (inclusive of Buttermill Avenue) or 5.69 FSI (exclusive Buttermill Avenue), whereas Schedule I of the VM CSP permits a minimum density of 2.5 FSI and a maximum density of 4.5 FSI on the Subject Lands. In accordance with Policy 8.1.17 of the VM CSP, the land area to be used for the calculation of the area of the lot for the purposes of calculating density shall include new City streets. In order to determine the maximum permitted density of the Development, the applicant needs to provide confirmation to verify whether any of the land area of Buttermill Avenue has already been expended through a previously approved development application.

Policy 8.7.18 permits a maximum residential tower floorplate of 750 m² and a minimum residential tower distance separation of 25 m. The Development proposes a maximum tower floor plate of 752 m² for Tower 'A' and a maximum tower floor plate of 768.5 m² for Tower 'B', which are generally in keeping with the VM CSP. The Development also proposes a tower separation distance of 21.5 m between the northwest corner of Tower A and southeast corner of Tower B. An amendment to the VM CSP is required for the proposed decrease in separation distance between residential towers (Towers 'A' and 'B').

Retail, service commercial or public use frontages are required along Apple Mill Road. Commercial uses are provided on the ground floor of the 6-storey building (Building 'C'), facing Apple Mill Road. Building 'D', located at the northwest corner of Apple Mill Road and Buttermill Avenue, proposes indoor amenity / flex space. The applicant will be required to confirm whether the uses of Building 'D' are proposed to be for private use only or will be allowed to be used by the general public and community. If for private use only, an amendment to Schedule H – Areas for Retail, Service Commercial or Public Uses, will be required to remove the requirement of retail, service commercial or public uses from the portion of the Subject Lands where Building 'D' fronts onto Apple Mill Road. Details with respect to specific type of uses and how Building 'D' will be used are unknown at this time. The applicant will be required to provide additional details for Building 'D' prior to forwarding a technical report for this Development to a future Committee of the Whole meeting.

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

The Subject Lands are zoned “C10(H) Corporate District Zone” by By-law 1-88, which does not permit the proposed residential uses. The Owner proposes to amend By-law 1-88 and the existing site-specific Exception 9(959) to allow residential uses, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 8:

Table 1:

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
a.	Permitted Uses	<ul style="list-style-type: none">- Office Building- LCBO Outlet- Brewers = Retail Outlet- Automotive Retail Store- Business and Professional Office- Hotel, Motel, Convention Centre- Banquet Hall, including an Eating Establishment provided that such Eating Establishment does not exceed 20% of the GFA of the banquet hall- Car Rental Service- Club or Health Centre- Bank or Financial Institution- Pharmacy- Retail Store- Retail Warehouse- Supermarket- Eating Establishment with	<p>Permit the following additional uses:</p> <ul style="list-style-type: none">- Apartment Dwelling

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		<ul style="list-style-type: none"> or without Outdoor Patio - Eating Establishment, Convenience with or without Outdoor Patio - Eating Establishment, Convenience with Drive-Through - Eating Establishment, Take-out - Tavern - Service or Repair Shop - Photography Studio - Personal Service Shop - Employment Use - Print Shop - Place of Entertainment including a multi- screen cinema complex - Place of Amusement Technical School - Video Store - Veterinary Clinic - Recreational Uses - Office and Stationary Supply, Sales, Service and Rental 	
b.	Definition – Lot	LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a	For the purposes of this By- law, the Subject Lands are deemed to be one lot, regardless of the number of

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arranges, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88
c.	Amenity	No amenity requirement	1 m ² per dwelling unit
d.	Definition – Parking Space	2.7 x 6 m	2.7 x 5.7 m
e.	Minimum Parking Space Requirements	Residential: 1 Bed/Bach: 349 @ 0.7/unit = 244.3 2 Bed: 254 @ 0.9/unit = 228.6 3 Bed: 21 @ 1.0 unit = 21 Total: 494 spaces Visitor Parking: 624 @ 0.15/unit = 94 spaces	Residential: 220 spaces at 0.35 spaces/unit Visitor Parking: 0 on-site parking spaces; 63 off-site parking spaces on adjacent surface parking lot at 0.1 spaces / unit

	By-law 1-88 Standards	C10 (H) Corporate District Zone by By-law 1- 88, subject to Exception 9(959)	Proposed Exceptions and rezoning to the C10 Corporate District Zone Requirements
		<p>Retail: 590 m² @ 2.0 parking space per 100 m² GFA = 12</p> <p>Total Residential + Residential Visitor: 588 parking spaces</p> <p>Total Non-Residential Uses: 9 parking spaces</p> <p>Total Required: 600</p>	<p>Commercial: To permit no minimum parking requirements for retail uses.</p> <p>Total Non-Residential Uses including Visitor Uses: 0</p> <p>Overall Total Parking Spaces on-site: 220 spaces</p>
f.	Minimum Bicycle Parking Spaces	<p>Residential: 63 Short Term (0.10/unit), 313 Long Term (0.5/unit)</p> <p>Non-Residential: 6 Short Term (0.15 per 100 m² or 6 spaces, whichever is greater, 1 Long Term (0.1 per 100 m²)</p>	<p>Total: 383 Bicycle Parking Spaces (314 Long-Term and 69 Short-Term)</p>
g.	Minimum Landscape Area Requirements	6 m (Apple Mill Road & Buttermill Avenue)	0 m (All Streets)
h.	Maximum Building Height (residential and non-residential)	15 m	130 m (38-storeys (not including mechanical penthouse))
i.	Maximum Density (All-uses)	0.6 FSI	5.69 FSI (Maximum Gross Floor Area: 51,124 m ²)

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 2. Other zoning exceptions may 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.

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	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan and City of Vaughan Official Plans	The Applications will be reviewed in consideration of all applicable statutory policies including the Provincial Policy Statement (2020) ("PPS"), A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2020) ("The Growth Plan"), and York Region and VOP 2010 policies.
b.	VMCSP	<p>The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following:</p> <ul style="list-style-type: none"> • the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; • the objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; 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; • the vision of buildings in 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	COMMENT(S)
		<ul style="list-style-type: none"> the appropriateness of the proposed maximum density and building heights 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, including shadowing and microclimatic impact on uses within the immediate area; the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; 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; and Schedule C – Street Network of the VM CSP identifies the requirement for a new east-west public road located immediately to the north of the Subject Lands and is planned to traverse from Buttermill Avenue to Applewood Road. Subject to Policy 4.3.5, new streets identified in Schedule C shall be identified in all approved plans within the VMC and shall be conveyed to the municipality as a condition of approval of draft plan of subdivision. The Development as submitted does not propose the conveyance of the new east-west public road or a portion thereof. Through a technical review of the submitted materials and in consideration of the overall context of the entire Walmart block and its full future development potential, staff will determine

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>whether the conveyance of this east-west road, or portion thereof, is required for this initial phase of development. If the road is determined to be required for this phase, the applicant will be required to submit a Draft Plan of Subdivision application to convey at least a portion of the east-west road to facilitate the Development. A subsequent statutory public meeting will be required for a Draft Plan of Subdivision application. If the road is not required at this initial phase, the Development will have to be designed to address and accommodate the future east-west street.</p>
c.	Section 37 of the <i>Planning Act</i> Bonusing and Density	<ul style="list-style-type: none"> • Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, will be reviewed in consideration of the following criteria: <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 height 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 height and density. The Development must represent good planning and be consistent with the objectives of VOP 2010 and the VMCSPP, and there must be adequate community infrastructure to support the increase

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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 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"> - 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; - 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units. <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> <ul style="list-style-type: none"> - 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 Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following: <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 • The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement <p>The Owner will be required to provide a housing options statement in accordance with Policy 7.5.1.3, prior to consideration of a Technical Report by the Committee of the Whole.</p>
e.	Parks and Open Space	<ul style="list-style-type: none"> • In order to define and forecast the potential impacts of current residential growth trends in the VMC, since June of 2020, all development applications are required to submit a Parks and Open Space Brief ('P&OS Brief') as part of a complete application to ensure that the VMC is equipped with basic community service needs. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		Development will be reviewed in consideration of the submitted P&OS Brief which will determine whether provision of additional parks or facilities are required to serve existing residents, as well as future users as a result of this Development.
f.	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 Space Plan, the VMC Transportation Plan and the VMC Parking Strategy.
g.	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"). The Applications were presented to the DRP on November 26, 2020. A second DRP to review the detailed design will be required for these Applications.
h.	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 prior to consideration before a future Committee of the Whole.
i.	External Agencies	<ul style="list-style-type: none"> The Subject Lands are within the review areas of York Region. The Applications have been circulated to York Region for review. The Owner will be required to address the comments from all external agencies.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	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"> - Arborist Report - Functional Servicing Report - Geotechnical Engineering Report - Hydrogeological Report - Phase One Environmental Site Assessment - Planning Justification Report - Roadway Traffic Noise Assessment - Sustainability Metrics - Traffic Impact Study - Urban Design Brief - Qualitative Pedestrian Level Wind Assessment - Parks & Open Space Brief - Air Quality Assessment • These reports and studies are available on the City's website at http://maps.v Vaughan.ca/planit/ (PLANitViewer) • Additional studies and/or reports may be required as part of the Application review process.
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 Symbol "(H)" will be conditional on servicing capacity being allocated to the lands.

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Site Development Application DA.20.052	<ul style="list-style-type: none"> • Site Development Application File DA.20.052 has been filed with the City to facilitate the mixed-use development, as shown on Attachments 2 to 8, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design; massing; access; site circulation; parking; landscape; amenity area; sun and shadow; wind; noise; servicing and grading; bird-friendly design; and, the appropriate built form interface with the surrounding uses and the public realm • 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 • In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score
m.	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.
n.	Development Charges	<ul style="list-style-type: none"> • The Owner will be required to pay the applicable Development Charges (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.

The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval, which has recently been granted by the Region. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and 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 Meeting 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. Context and Location Map
2. Site Plan
3. Landscape Plan
4. South Elevation (Facing Apple Mill Road)
5. East Elevation (Facing Buttermilk Avenue)
6. North Elevation
7. West Elevation
8. Perspective Rendering

Prepared by

Jessica Kwan, Senior Planner, VMC Ext 8814
Amy Roots, VMC Senior Manager, Ext 8035
Christina Bruce, Director, VMC Program, Ext 8231

Approved by

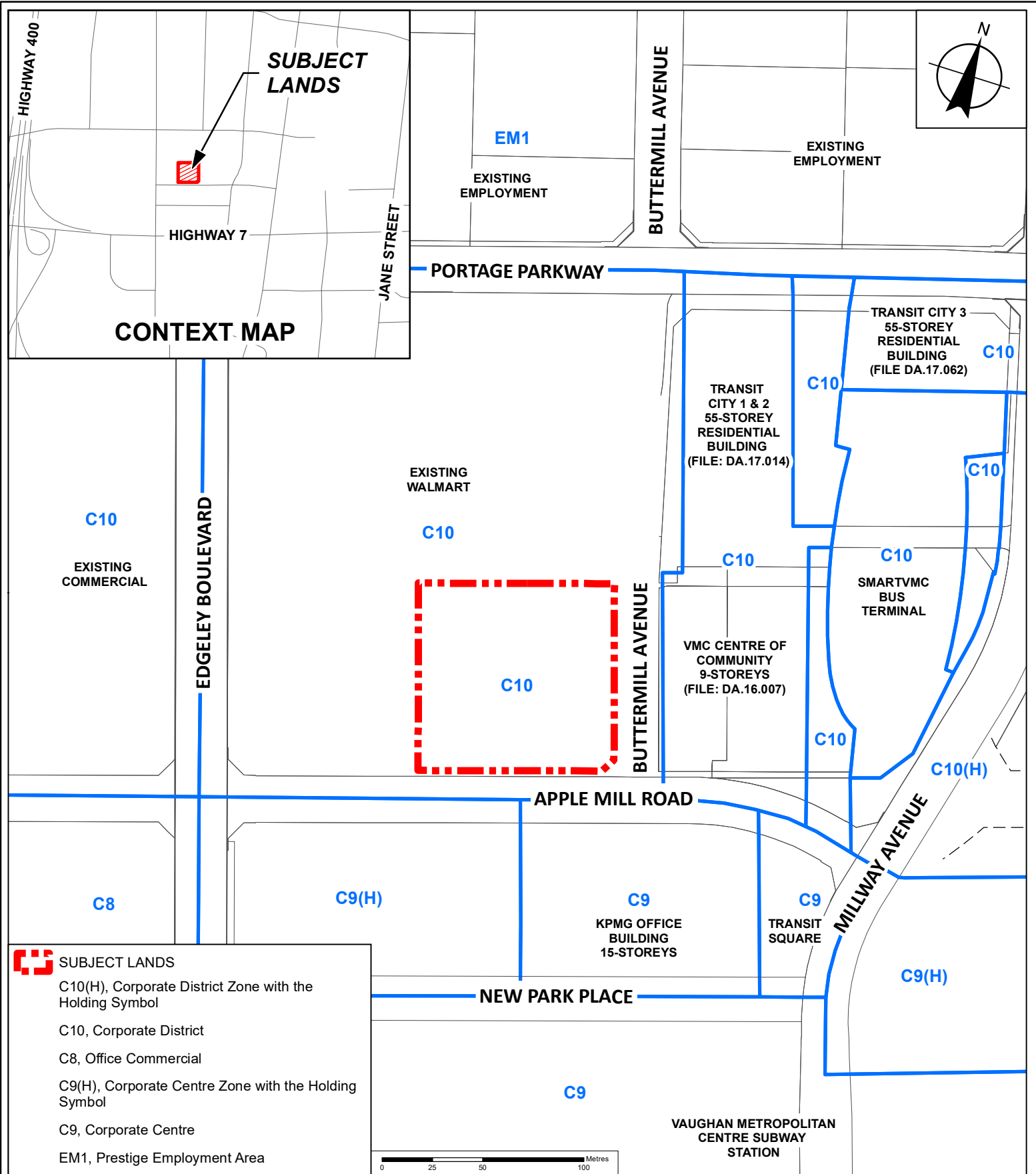
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief
Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



Context and Location Map

LOCATION:

Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:

Penguin-Calloway (Vaughan) Inc.



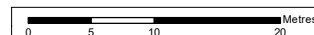
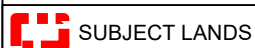
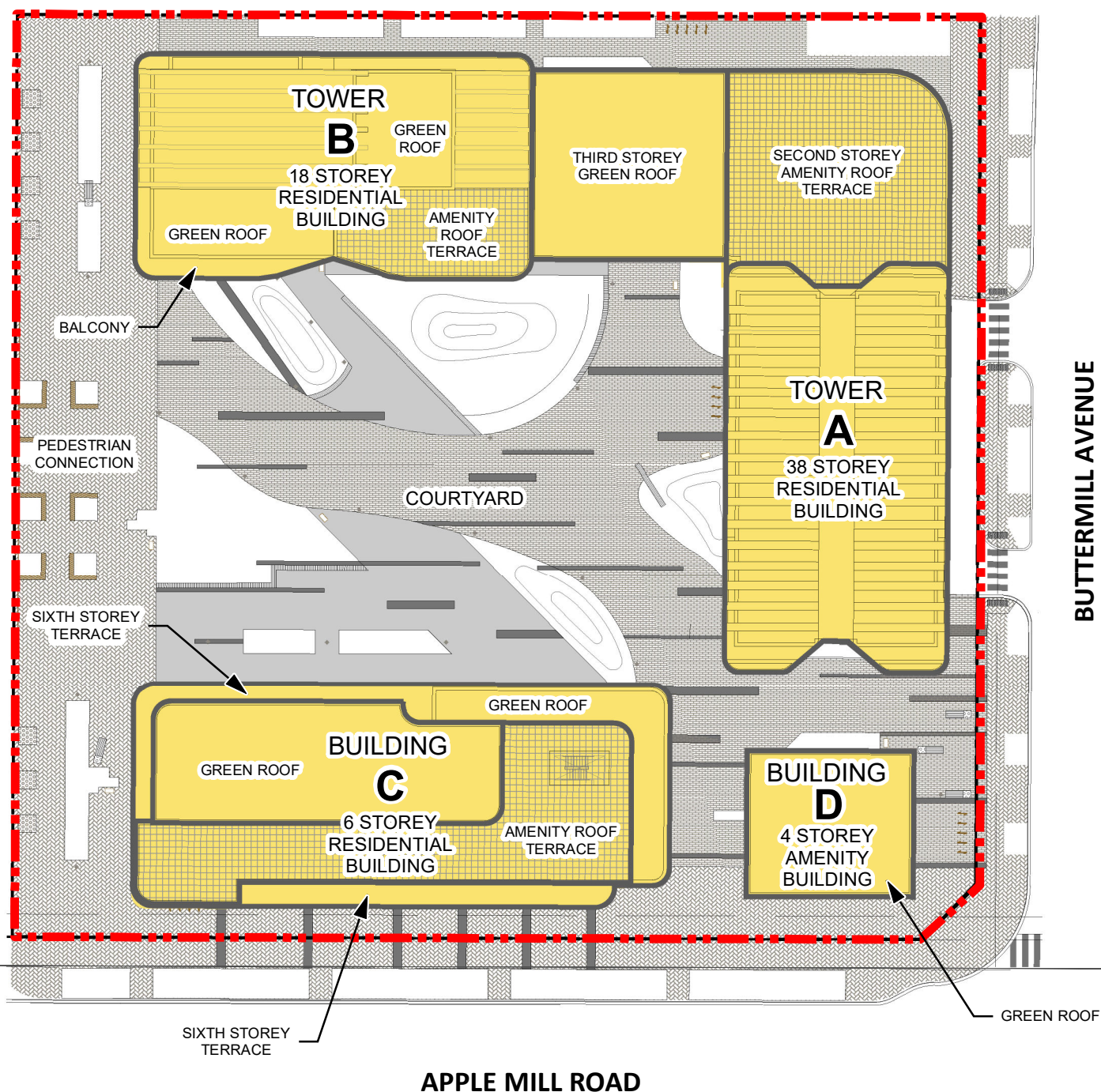
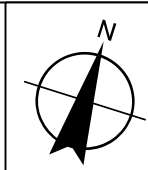
Attachment

FILES:

OP.20.013, Z.20.029, DA.20.052

DATE:

February 2, 2021



Site Plan

LOCATION:
Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:
Penguin-Calloway (Vaughan) Inc.

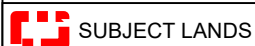
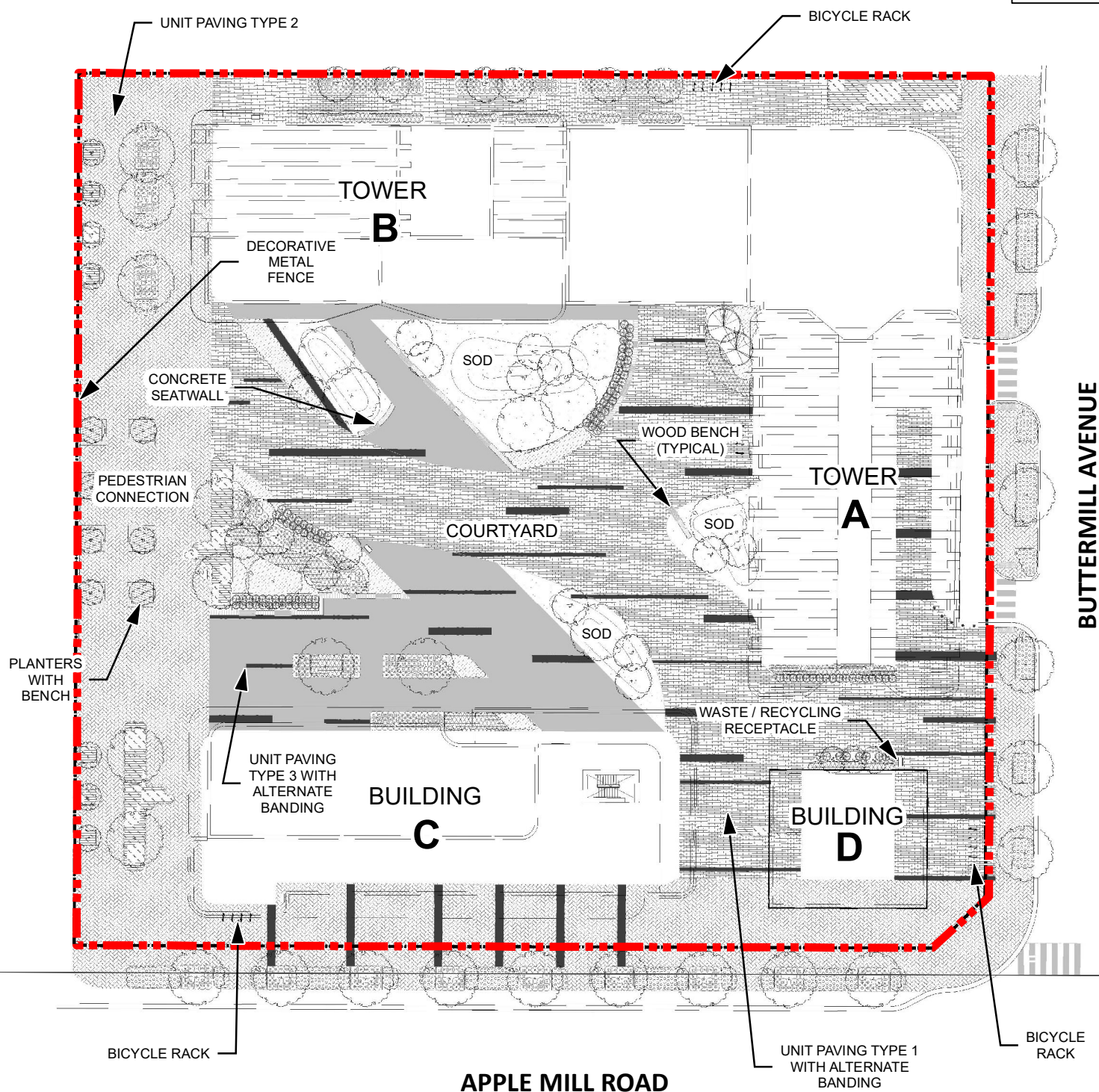
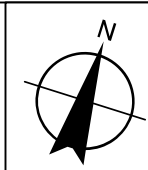


Attachment

FILES:
OP.20.013, Z.20.029, DA.20.052

DATE:
February 2, 2021

2



Landscape Plan

LOCATION:
Part of Lot 6, Concession 5; 101 Edgeley Boulevard

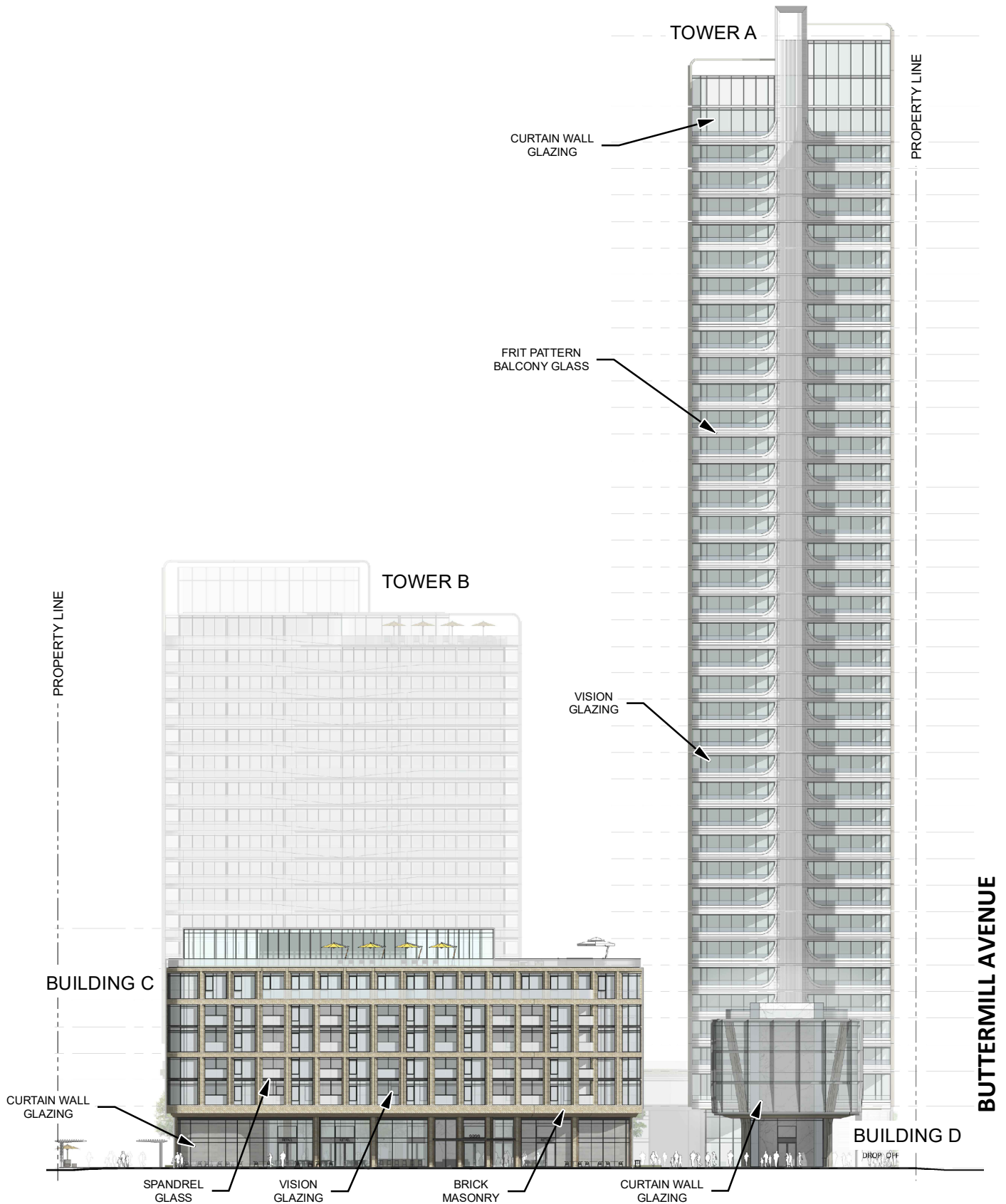
APPLICANT:
Penguin-Calloway (Vaughan) Inc.



FILES:
OP.20.013, Z.20.029, DA.20.052

DATE:
February 2, 2021

3



South Elevation (Facing Apple Mill Road)



Attachment

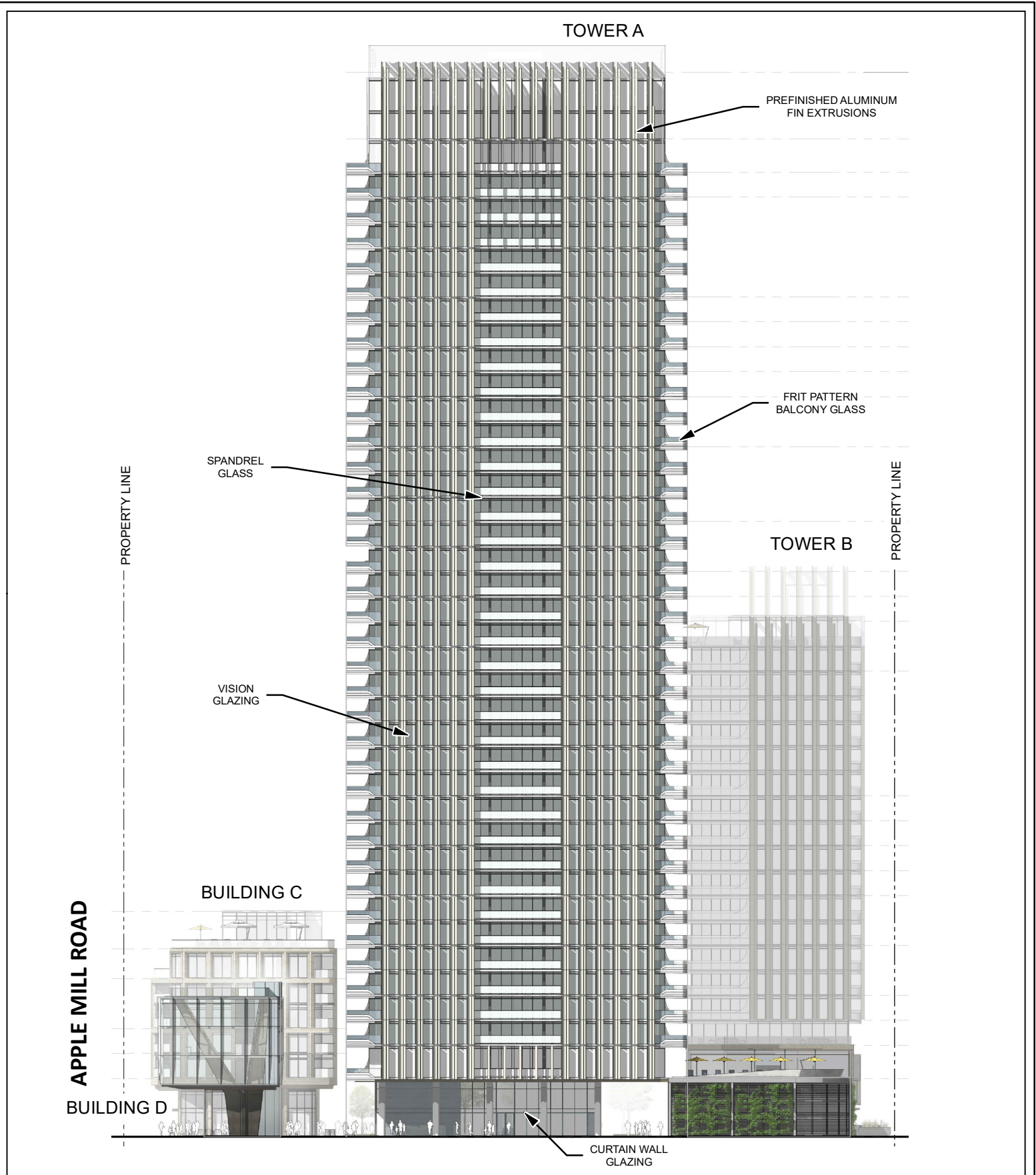
LOCATION:
Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:
Penguin-Calloway (Vaughan) Inc.

FILES:
OP.20.013, Z.20.029, DA.20.052

DATE:
February 2, 2021

4



East Elevation (Facing Buttermill Avenue)

LOCATION:
Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:
Penguin-Calloway (Vaughan) Inc.

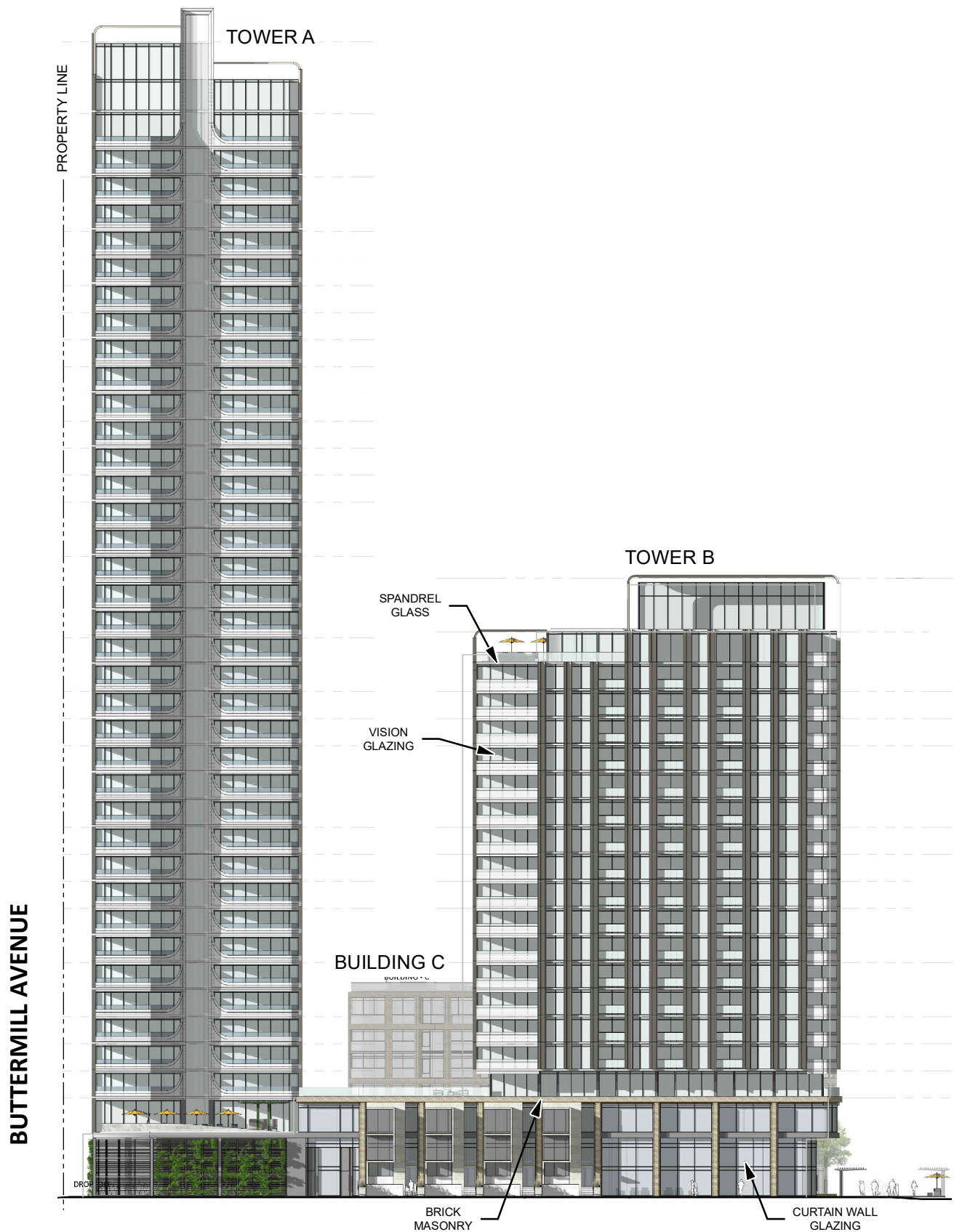


Attachment

FILES:
OP.20.013, Z.20.029, DA.20.052

DATE:
February 2, 2021

5



North Elevation

LOCATION:

Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:

Penguin-Calloway (Vaughan) Inc.



Attachment

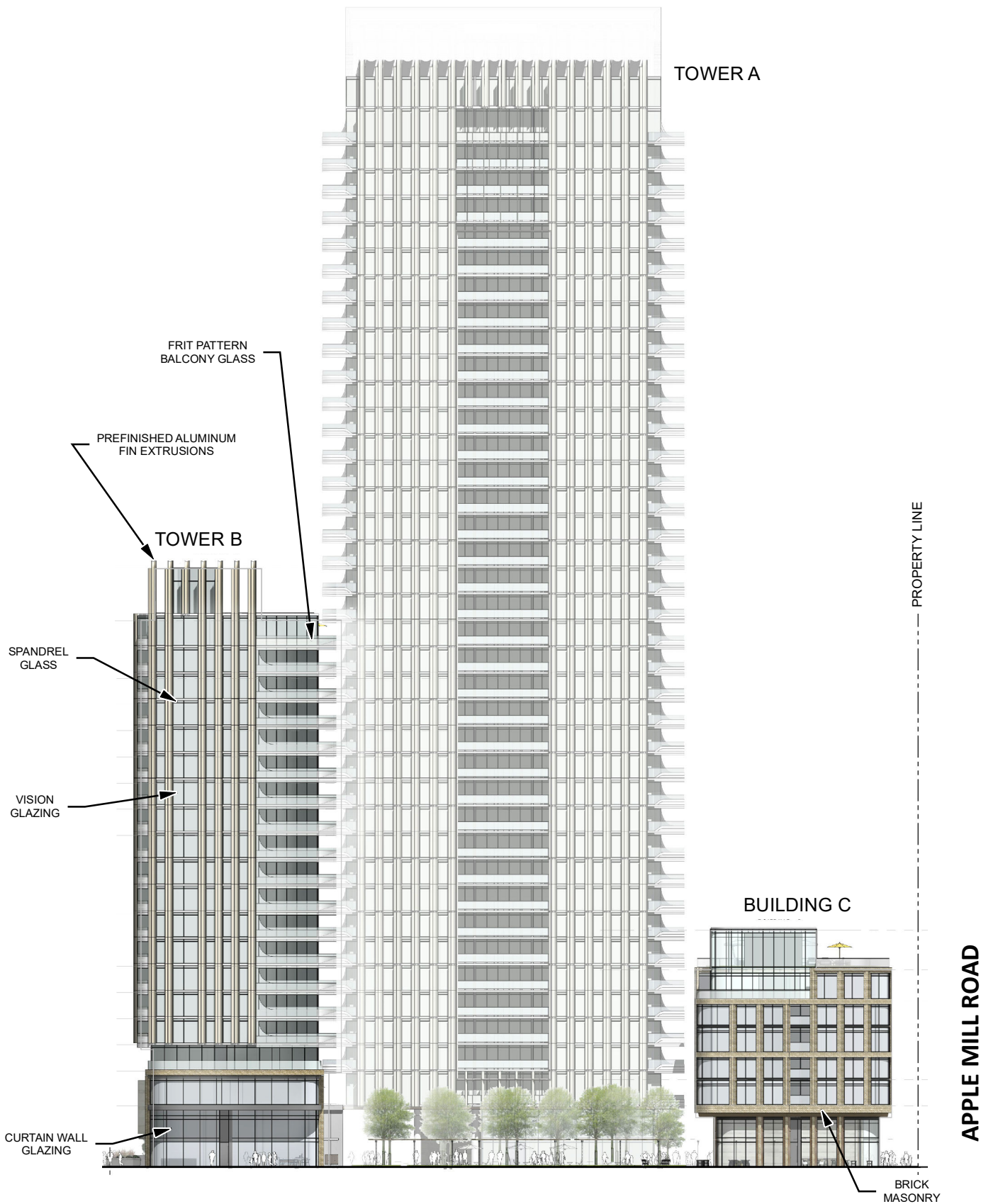
FILES:

OP.20.013, Z.20.029, DA.20.052

DATE:

February 2, 2021

6



West Elevation

LOCATION:
Part of Lot 6, Concession 5; 101 Edgeley Boulevard

APPLICANT:
Penguin-Calloway (Vaughan) Inc.



Attachment

FILES:
OP.20.013, Z.20.029, DA.20.052

DATE:
February 2, 2021

7



VIEW LOOKING SOUTH ON BUTTERMILK AVENUE



VIEW LOOKING EAST ACROSS COURTYARD



**VIEW LOOKING NORTH WEST FROM APPLE MILL ROAD
AND BUTTERMILK AVENUE**

Not to Scale

Perpspective Rendering

LOCATION: Part of Lot 6, Concession 5;
101 Edgeley Boulevard

APPLICANT:
Penguin-Calloway (Vaughan) Inc.



Attachment

FILES: OP.20.013,
Z.20.029 and DA.20.052

DATE:
February 2, 2021

8

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD(S): 2

**TITLE: HUNTER FIFTY INVESTMENTS LIMITED / LINE DRIVE EAST
INVESTMENTS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.21.001
6100 LANGSTAFF ROAD
VICINITY OF LANGSTAFF ROAD AND HIGHWAY 27**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1 from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2. The proposed rezoning would permit future employment uses on the subject lands.

Report Highlights

- The Owner proposes to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”
- The Owner proposes the removal of an east/west primary street (“Street L”) located on the subject lands, as shown on the Council approved Block 59 Block Plan (Attachment 3)
- This report identifies preliminary issues to be considered in a technical report prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.001 (Hunter Fifty Investments Limited / Line Drive East Investments Limited) 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

Location: The subject lands (the 'Subject Lands') are known as 6100 Langstaff Road and also include an unaddressed parcel and are located at the northwest corner of Langstaff Road and Highway 27. The Subject Lands and surrounding land uses are shown on Attachment 1.

A Zoning By-law Amendment Application has been submitted to rezone the Subject Lands

Hunter Fifty Investments Limited / Line Drive East Investments Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.21.001 (the 'Application') to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", in the manner shown on Attachment 2. The Application would permit future employment uses in accordance with Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.9 - the West Vaughan Employment Area (WVEA) Secondary Plan and the approved Block 59 Block Plan (Block 59 Plan) shown on Attachment 3.

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

- a) Date the Notice of Public Meeting was circulated: January 8, 2021

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed on the Highway 27, Langstaff Road and Line Drive frontages in accordance with the City's Notice Signs, Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners Ratepayers' Association
- c) Comments received by the Development Planning Department as of January 19, 2021: none

Any additional 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 and be reviewed and addressed by the Development Planning Department in a technical report to the Committee of the Whole.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Application conforms to VOP 2010, subject to confirmation of proposed land uses

Official Plan Designation:

- “Employment Area” on Schedule 1 - Urban Structure of VOP 2010, and designated “Prestige Employment” with an east-west “Primary Street” by Schedule 3 - Land Use of the WVEA Secondary Plan
- The permitted uses for the “Prestige Employment” designation identified in Section 9.2.2.11 of VOP 2010 applies to the WVEA Secondary Plan
- The Application would rezone the Subject Lands to “EM1 Prestige Employment Area Zone” (EM1 Zone) and permit the full range of permitted uses in the EM1 Zone. The proposed uses shall be confirmed by the Owner to ensure conformity to the “Prestige Employment” designation, as the “Prestige Employment” designation does not permit all uses identified in the EM1 Zone

An Amendment to Zoning By-law 1-88 is required to permit future employment buildings

Zoning:

- “A Agricultural Zone” as shown on Attachment 1
- The Application would rezone the Subject Lands from “A Agricultural Zone” to EM1 Zone in the manner shown on Attachment 2. No site-specific zoning exceptions to the EM1 Zone are proposed by the Owner

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 to Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none">▪ The Application will be reviewed for consistency and conformity to the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the ‘Growth Plan’) and the policies of the York Region Official Plan (‘YROP’) and VOP 2010
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none">▪ The appropriateness of rezoning the Subject Lands and permitting the full range of uses in the EM1 Zone will be reviewed in consideration of the existing and planned surrounding land uses, and the permitted uses in the “Prestige Employment” designation

	MATTERS TO BE REVIEWED	COMMENTS
c.	Block 59 Plan	<ul style="list-style-type: none"> ▪ Vaughan Council on June 29, 2020 approved the Block 59 Plan shown on Attachment 3, as modified on September 3, 2020. The Block 59 Plan identifies the Subject Lands as “Prestige Employment” with an east/west Primary Street identified as “Street L” ▪ Most of the conditions of approval identified in the June 29, 2020 technical report for the Block 59 Plan have been satisfied. The remaining Block 59 Plan conditions will be reviewed in consideration of the Application. Alternatively, outstanding Block 59 Plan conditions may be included as part of a Holding Symbol “(H)” on the Subject Lands, should the Application be approved ▪ Should the Application be approved the Owner should confirm they are in good standing with the Block 59 Landowners Group at the Site Development Application stage
d.	Removal of “Street L”	<ul style="list-style-type: none"> ▪ The Owner proposes to remove “Street L” shown on Attachment 3 as part of the Application. VOP 2010 requires a comprehensive transportation study be submitted for review by the City and York Region, in accordance with Section 2.2.8 of the WVEA Secondary Plan, to remove a road ▪ The Owner has submitted a Transportation Impact Review Brief (Transportation Brief) prepared by TMIG Group Ltd. and dated January 2021 in support of the Application. The Transportation Brief provides an assessment of the removal of “Street L” on the surrounding local and regional road network as well as the potential impacts on the function of the Subject Lands and surrounding lands. The Transportation Brief shall be reviewed to the satisfaction of the Development Engineering Department and York Region ▪ Should “Street L” be removed from the Subject Lands, the Owner is required to amend the Block 59 Block Plan to reflect the new street pattern through the Application

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> Should it be determined “Street L” is required, the Owner may be required to submit a Consent or Draft Plan of Subdivision Application, or enter into a Development Agreement with the City to convey lands for, and construct, the road
e.	Studies and Reports	<ul style="list-style-type: none"> The Owner has submitted studies and reports in support of the Application, available on the City’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority (TRCA), and external public agencies and utilities
g.	Source Water Protection	<ul style="list-style-type: none"> Portions of the Subject Lands are located within a “Significant Groundwater Recharge Area” in the Source Protection Plan (SPP). The Owner is required to satisfy all requirements of the SPP to the satisfaction of the TRCA
h.	Required Site Development Application(s)	<ul style="list-style-type: none"> A Site Development Application(s) for the future development of the Subject Lands is required by the City’s Site Plan Control By-law 123-2013, should the Application be approved

Financial Impact

There are no financial requirements for new funding associated with this report.

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 will be considered in the technical review of the Application, together with comments from the

public and Vaughan Council expressed at the Public Meeting or in writing. These matters will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Mark Antoine, Senior Planner, Development Planning Department, ext. 8212.

Attachments

1. Context and Location Map
2. Proposed Zoning
3. Council Approved Block 59 Block Plan, as modified September 3, 2020

Prepared by

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

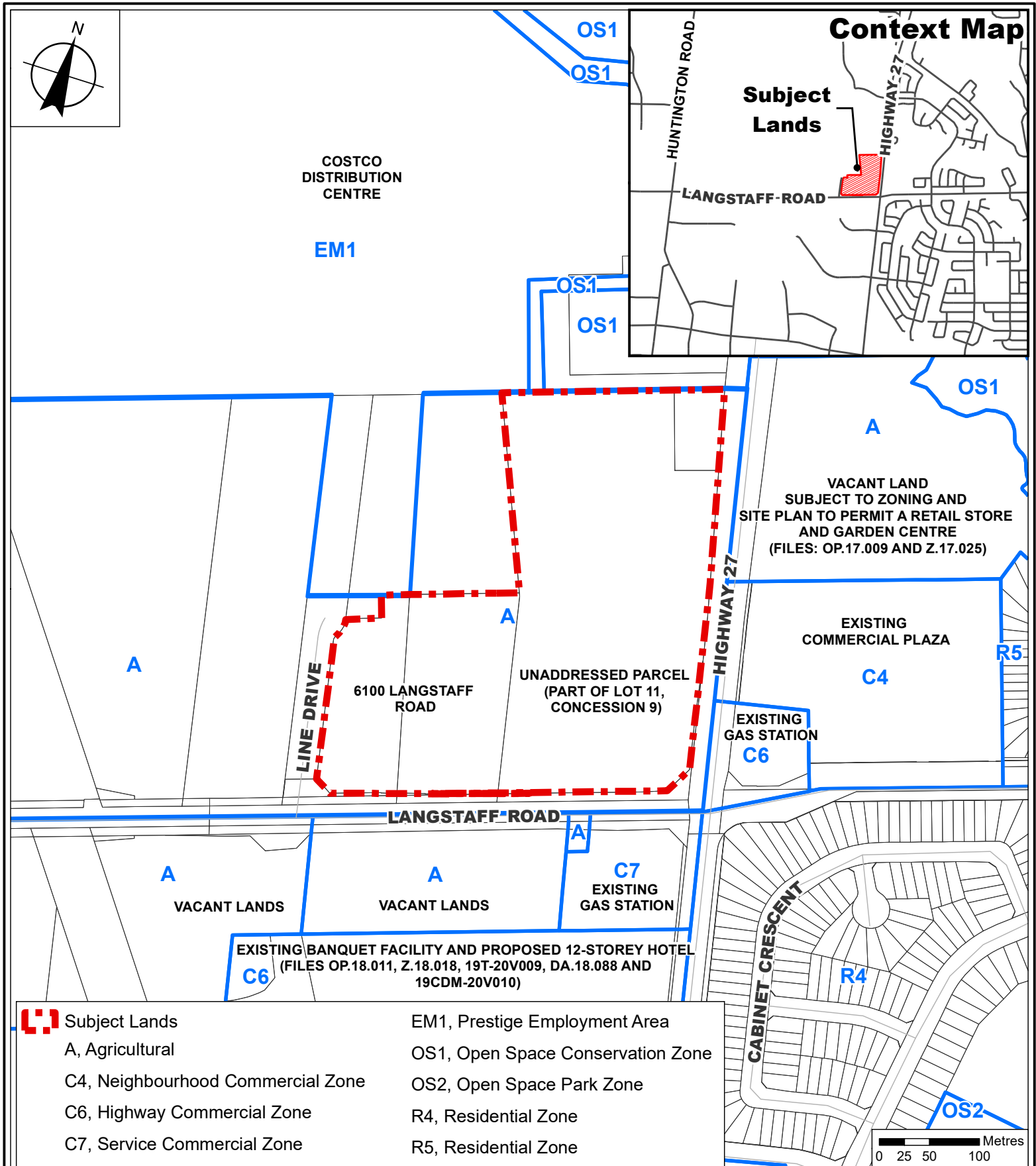


Mauro Peverini, Acting Chief
Planning Official

Reviewed by



Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lot 11, Concession 9;
6100 Langstaff Road

APPLICANT:
Hunter Fifty Investments Limited /
Line Drive East Investments Limited

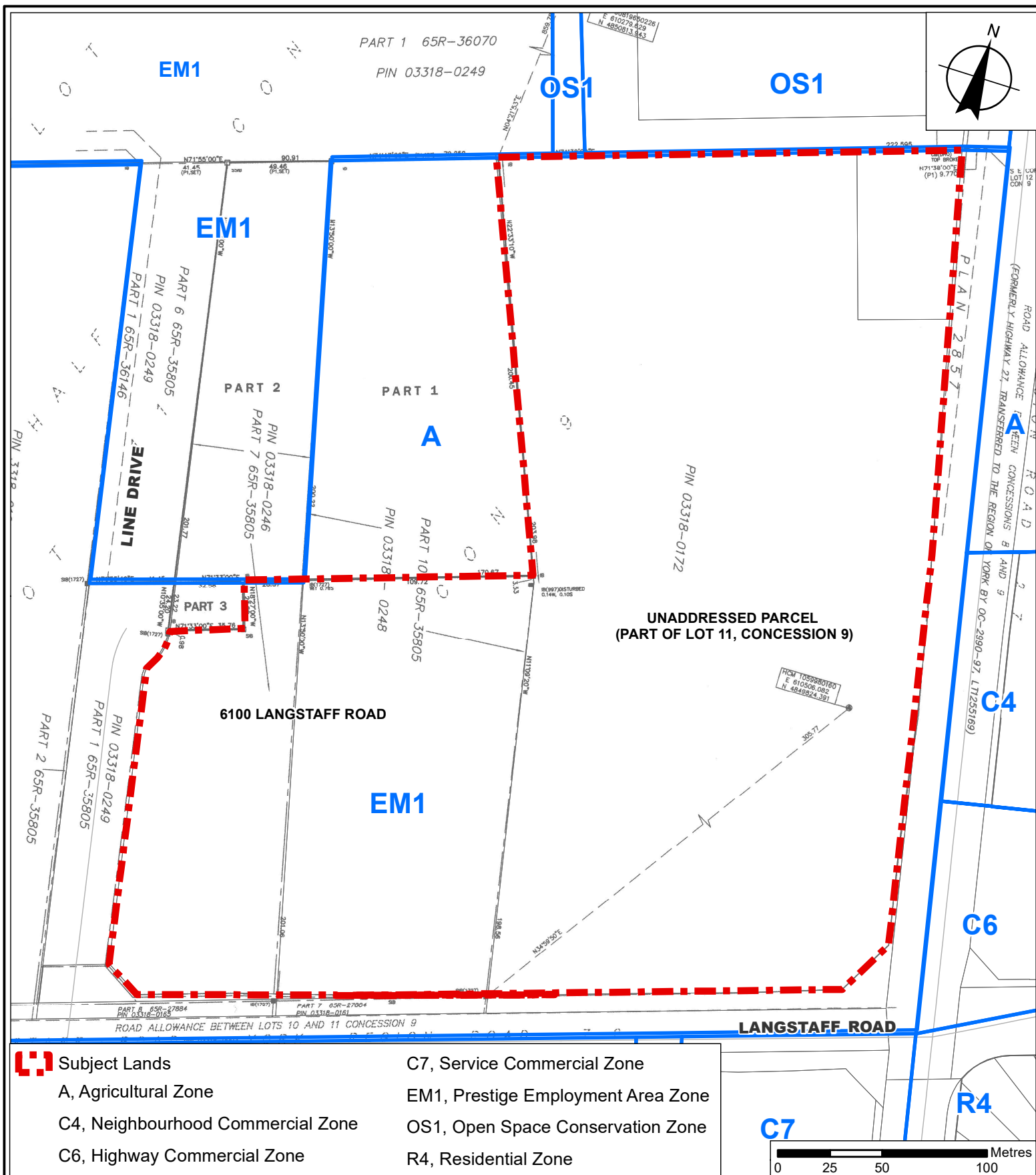


Attachment

FILE:
Z.21.001

DATE:
February 2, 2021

1



Site Plan and Proposed Zoning

LOCATION:

Part of Lot 11, Concession 9;
6100 Langstaff Road

APPLICANT:

Hunter Fifty Investments Limited /
Line Drive East Investments Limited



Attachment

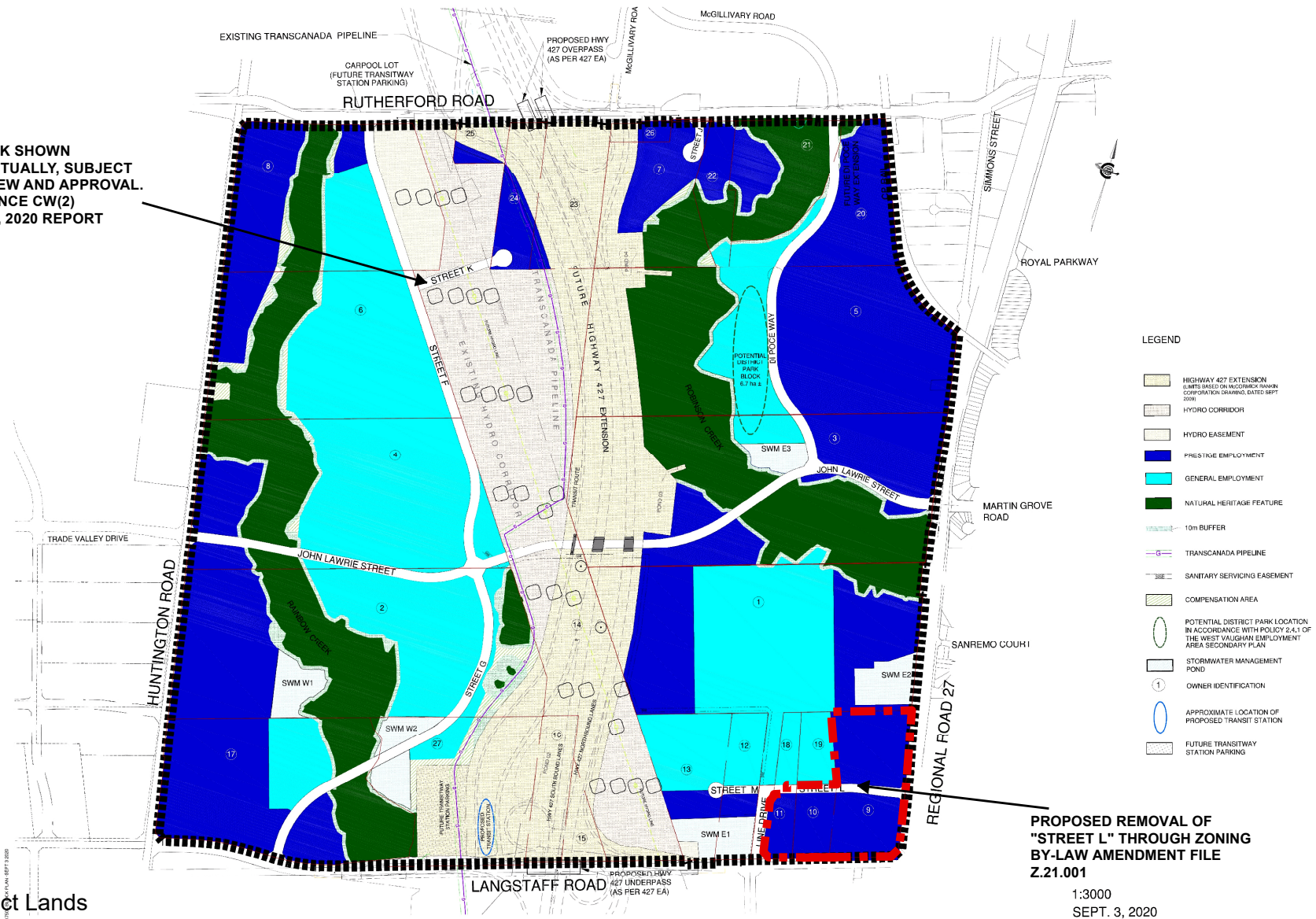
FILE:
Z.21.001

DATE:
February 2, 2021

2

BLOCK 59 LAND USE PLAN

STREET K SHOWN
CONCEPTUALLY, SUBJECT
TO REVIEW AND APPROVAL.
REFERENCE CW(2)
JUNE 16, 2020 REPORT



Subject Lands

Council Approved Block 59 Plan, as modified September 3, 2020

LOCATION:

Part of Lot 11, Concession 9;
6100 Langstaff Road

APPLICANT: Hunter Fifty Investments Limited /
Line Drive East Investments Limited



Attachment

FILE:
Z.21.001

DATE:
February 2, 2021

3

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 2, 2021

WARD: 2

TITLE: HUNTINGTON IV LIMITED

ZONING BY-LAW AMENDMENT FILE Z.20.040

6685 LANGSTAFF ROAD

VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 to rezone the Subject Lands shown on Attachment 1 from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone” to permit the development of a one-storey employment warehouse building with accessory office uses, as shown on Attachments 3 and 4.

Report Highlights

- The Owner proposes to rezone the Subject Lands to permit the development of an employment building with accessory office uses
- This report identifies preliminary issues to be considered in a technical report prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.20.040 (Huntington IV Limited) 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

Location: The subject lands (the 'Subject Lands') are municipally known as 6685 Langstaff Road, located east of Huntington Road, and are currently vacant. The 5 ha Subject Lands and surrounding land uses are shown on Attachment 1.

History

Squire Ridge Investments Limited submitted Site Development File DA.18.092 on September 18, 2018 for 4, one-storey employment warehouse buildings (Buildings 2A, 2B, 2C and 2D) proposed south of Langstaff Road, through to Keyes Court, and east of Huntington Road. Shortly after submitting the Site Development Application, the Owner advised Development Planning staff to proceed with the review of 50 Keyes Court (Building 2D - Phase 1) and hold the review of the remaining 3 buildings. On December 17, 2019, Vaughan Council approved the Site Plan for 50 Keyes Court.

The Development Planning Department received a revised development proposal for the remaining 3 buildings on May 28, 2020, as shown on Attachment 2. The Owner advised the Development Planning Department to proceed with Building 2C as Phase 2, Building 2B as Phase 3 and Building 2A as Phase 4 of the Development. Building 2C, 6675 Langstaff Road, received approval from Vaughan Council on December 15, 2020. Development associated with Buildings 2A and 2B will be considered in technical report(s) at future Committee of the Whole meeting(s).

The Owner submitted Part Lot Control File PLC.20.011 to facilitate lot boundary adjustments to Blocks 2, 3 and Part of Block 4 of Registered Plan 65M-4578, to implement the proposed employment uses on the Subject Lands. Vaughan Council enacted Part Lot Control By-law 146-2020 on October 21, 2020.

The Subject Lands form part of Plan of Subdivision File 19T-06V01 registered in September of 2017.

The Owner has submitted a related Site Development File for the Subject Lands

The Owner has submitted related Site Development File DA.18.092 (Phase 3) to permit the development of a 30,549.07 m² multi-unit one-storey employment warehouse building with accessory office uses ('the Development') to be built in two phases, as shown on Attachments 3 and 4.

A Zoning By-law Amendment Application has been submitted to rezone the Subject Lands to permit employment uses

The Subject Lands are zoned "C7 Service Commercial Zone", "EM3 Retail Warehouse Employment Area Zone" and "EM1 Prestige Employment Area Zone", subject to site-specific Exception 9(1294) as shown on Attachment 1. The "C7 Service Commercial Zone" does not permit employment warehouse uses.

Huntington IV Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.20.040 (the 'Application') to rezone the Subject Lands from "C7 Service Commercial Zone", "EM3 Retail Warehouse Employment Area Zone" and "EM1 Prestige

Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone”. No site-specific zoning exceptions to building standards (e.g. building setbacks, height, and coverage) are proposed by the Owner. Any amendments to Zoning By-law 1-88 identified through a detailed review of the Application will be considered as part of a technical report to a future Committee of the Whole Meeting.

The proposed rezoning would establish one consistent zone (EM1 Prestige Employment Area Zone) over the entirety of the Subject Lands to permit the proposed employment warehouse.

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

- a) Date the Notice of Public Hearing was circulated: January 8, 2021.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Langstaff Road and Keyes Court on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the West Woodbridge Homeowners Association and anyone on file with the Office of the City Clerk.

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 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

[Committee of the Whole Report for Draft Plan of Subdivision 19T-06V01 and Zoning By-law Amendment File Z.13.029, ratified by Vaughan Council on September 9, 2014.](#)

[Committee of the Whole Report for Block 57/58, Huntington Business Park, ratified by Vaughan Council on June 23, 2003.](#)

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010 ('VOP 2010')

Official Plan Designation:

- “Employment Area” on Schedule 1 - Urban Structure of VOP 2010
- “Prestige Employment” by VOP 2010, Volume 2, Section 12.12 - Huntington Business Park, which permits the following industrial uses including manufacturing,

warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and accessory office and or retail uses

- The Subject Lands are also located within the Huntington Business Park Block Plan (Block 57/58) approved by Vaughan Council on June 23, 2003. The Huntington Business Park Block Plan (Block 57/58) identifies the Subject Lands as “Prestige Area”
- The proposed rezoning of the Subject Lands conforms to VOP 2010

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

- “C7 Service Commercial Zone”, “EM1 Prestige Employment Area Zone” and “EM3 Retail Warehouse Employment Area Zone”, subject to site-specific Exception 9(1294) in Zoning By-law 1-88 as shown on Attachment 1
- the “C7 Service Commercial” zone does not permit employment warehouses uses, therefore amendments to Zoning By-law 1-88 are required to permit the Development
- No site-specific exceptions are proposed to facilitate the Development
- The proposed EM1 Zone would permit the Development and establish one consistent zone category over the entirety of the Subject Lands

Following a preliminary review of the Applications, 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 of Vaughan Official Plan Policies	The Application will be reviewed for consistency and conformity with the Provincial Policy Statement 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (the ‘Growth Plan’) and the policies of the York Region Official Plan (‘YROP’) and VOP 2010
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"> • The appropriateness of the proposed rezoning of the Subject Lands will be reviewed in consideration of the existing and planned surrounding land uses
c.	Huntington Business Park Block Plan (Block 57/58)	<ul style="list-style-type: none"> • The Subject Lands are located within the approved Huntington Business Park Block Plan (Block 57/58)

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> The proposed rezoning of the Subject Lands will be reviewed in consideration of the Huntington Business Park Block Plan (Block 57/58)
d.	Related Site Development Application	<ul style="list-style-type: none"> Site Development File DA.18.092 was submitted to facilitate the development of 4 employment buildings on lands municipally described as 50 Keyes Court, 8405 Huntington Road, 6675 and 6685 Langstaff Road Building 2B of Site Development File DA.18.092 relates to the Subject Lands and will be reviewed in consideration of, but not be limited to, appropriate built form, site design, building elevations, landscaping, road widening, access location and design, on-site vehicular circulation including maneuvering, servicing and grading, and proximity to the Highway 427 extension
e.	Drawings & Reports	<ul style="list-style-type: none"> The Owner has submitted drawings and reports in support of the Application, available on the City's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
f.	Revisions to the Subdivision Agreement (approved Draft Plan of Subdivision File 19T-06V01)	<ul style="list-style-type: none"> The Development Engineering ('DE') Department has identified required revisions to the site servicing drawings and the Subdivision Agreement for approved Plan of Subdivision File 19T-06V01 to address servicing and utility connection changes resulting from the block boundary adjustments created through the enactment of Part Lot Control File PLC.20.011

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> The DE Department recommends revisions to the Subdivision Agreement shall be a condition of site plan approval for Site Development File DA.18.092 Phase 3.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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

Conclusion

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

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Phasing Plan
3. Proposed Zoning and Site Plan
4. Elevations

Prepared by

Rebecca Roach, Planner, ext. 8626

Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

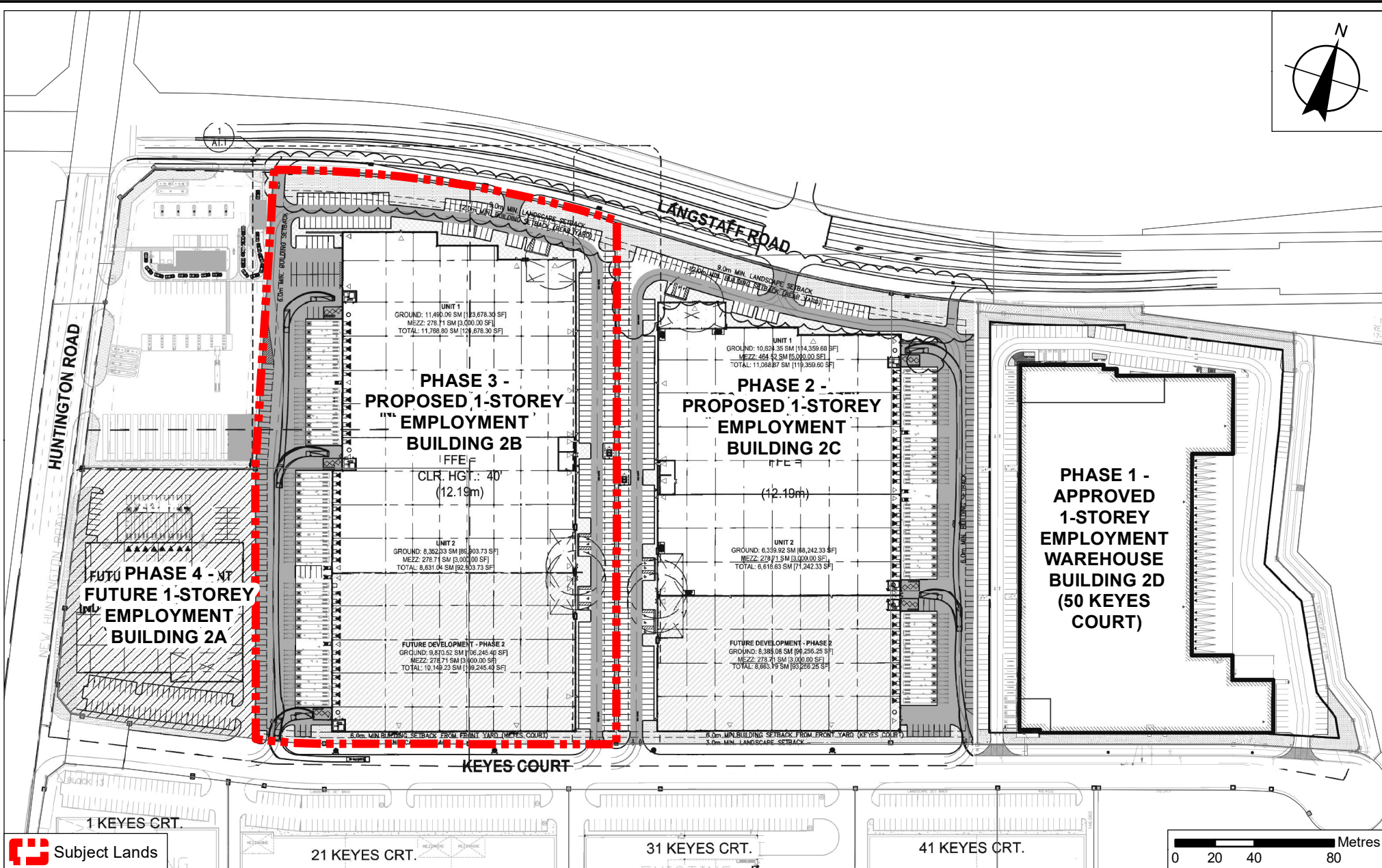
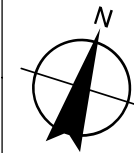
A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief
Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



Phasing Plan

LOCATION: 6685 Langstaff Road
Part of Lot 10, Concession 9; Planning Block 58

APPLICANT:
Huntington IV Limited



93

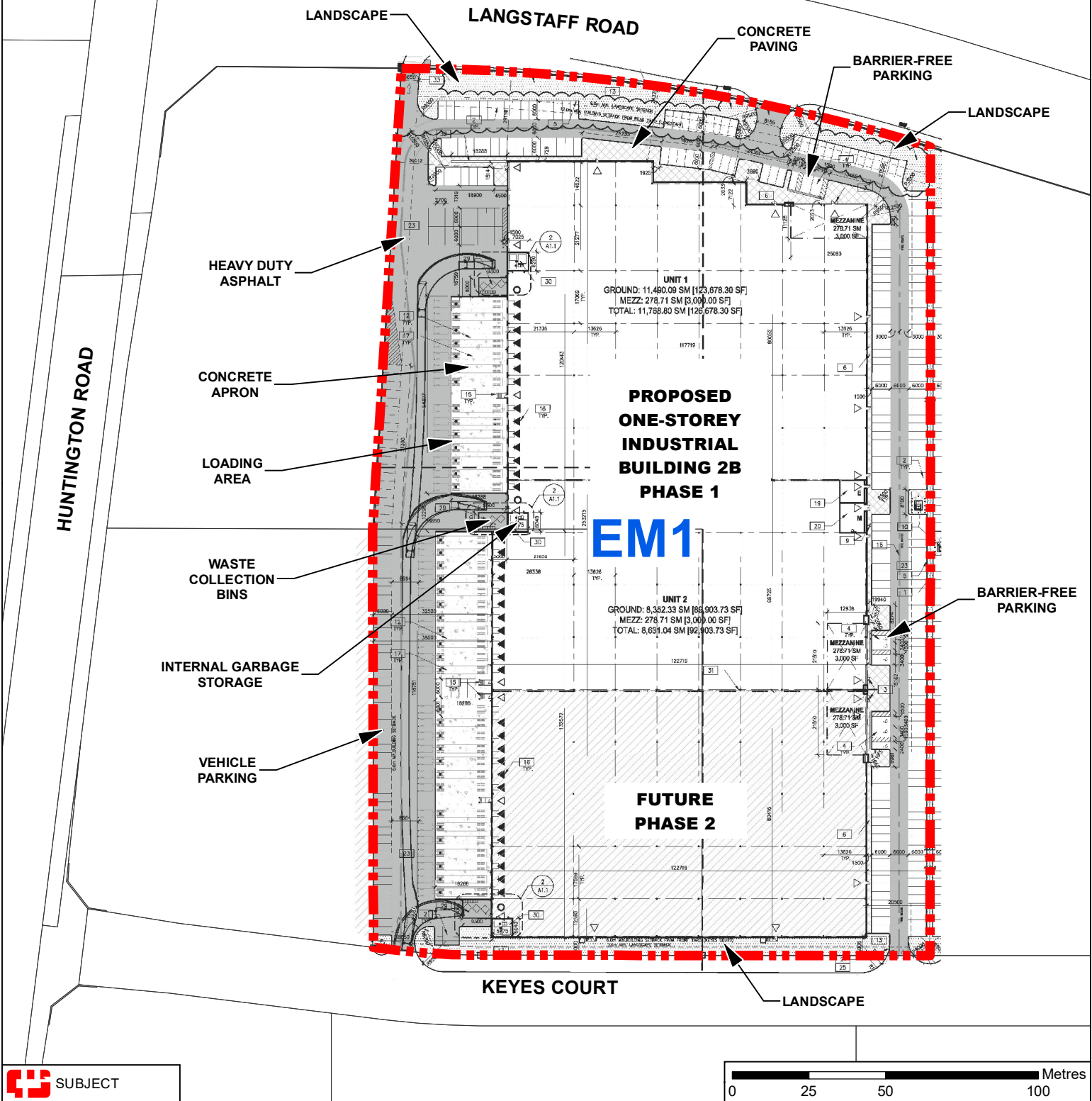
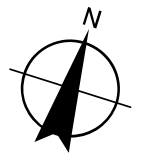
Development Planning

Attachment

FILE: Z.20.040
RELATED FILE:
DA.18.092

DATE: February 2, 2021

2



Proposed Zoning and Site Plan

LOCATION:
6685 Langstaff Road
Part of Lot 10, Concession 9
Planning Block 58

APPLICANT:
Huntington IV Limited

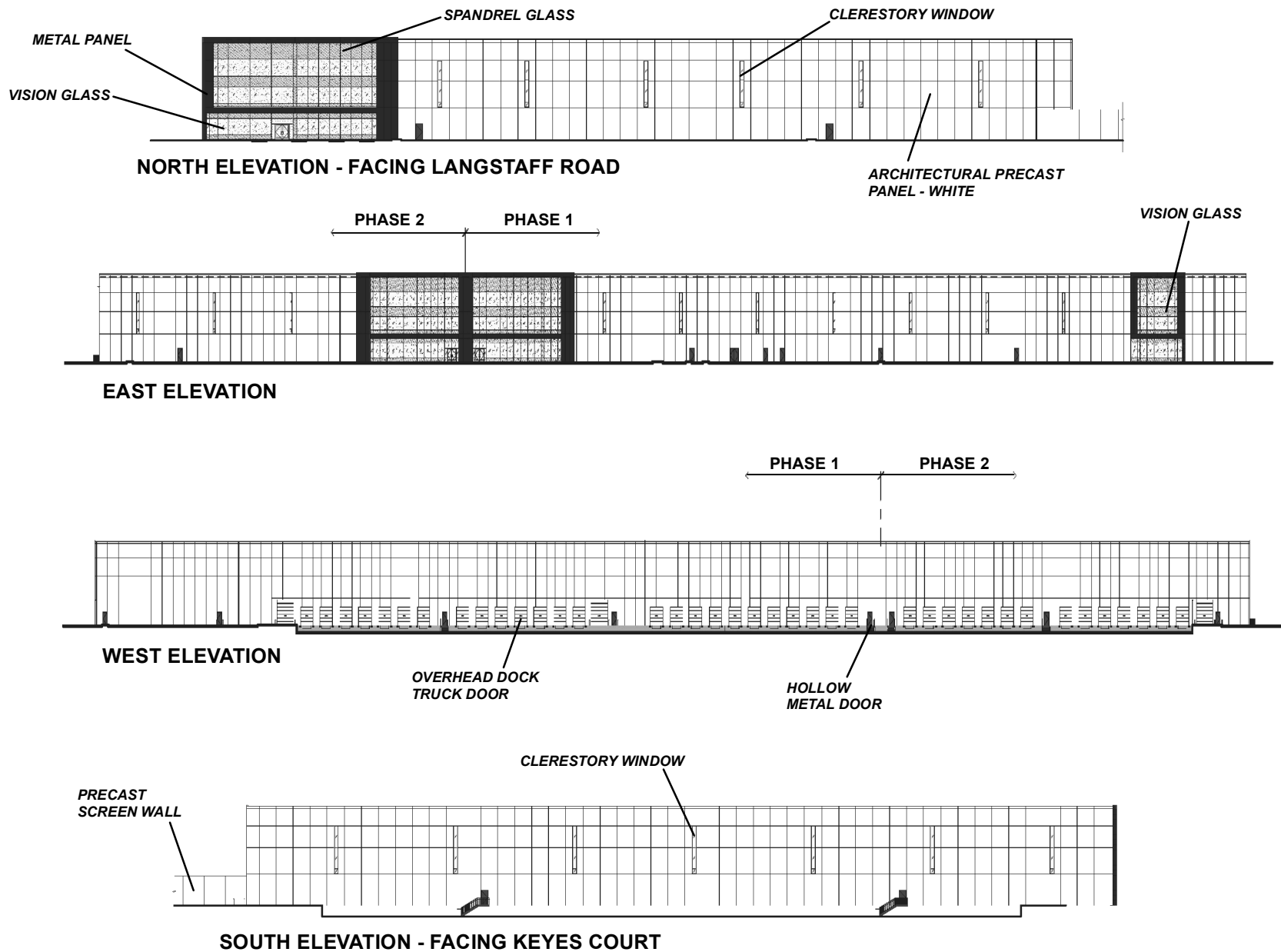


Attachment

FILE: Z.20.040
RELATED FILE: DA.18.092

DATE:
February 2, 2021

3



Not to Scale

Elevations

LOCATION: 6685 Langstaff Road
Part of Lot 10, Concession 9; Planning Block 58

APPLICANT:
Huntington IV Limited



Attachment

FILE: Z.20.040
RELATED FILE:
DA.18.092

DATE: February 2, 2021