

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, June 7, 2022

**WARD:** 4

**TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC. BLOCKS A6 AND A7  
OFFICIAL PLAN AMENDMENT FILE OP.22.004  
ZONING BY-LAW AMENDMENT FILE Z.22.007  
101 EDGELEY BOULEVARD (BLOCKS A6 AND A7)  
BUTTERMILL AVENUE AND PORTAGE PARKWAY**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.22.004 and Z.22.007 to amend the Vaughan Metropolitan Centre Secondary Plan and Zoning By-laws 1-88 and 001-21. The applications would facilitate the next phases of development for the balance of the former Walmart lands, which is a proposed mixed-use development, as shown on Attachments 3 to 7, comprised of:

- eight (8) residential apartment buildings ranging in height from 17 to 62-storeys, with some ground floor retail uses
- a total of 4,335 residential units
- a total Gross Floor Area of 343,800 m<sup>2</sup>
- a Floor Space Index of 8.68 times the area of the lot
- deletion of an east-west local street and north-south mews

Zoning By-law Amendment File Z.22.007 applies to the northeast corner of the Subject Lands, as does the related Site Development Application (DA.22.009).

### **Report Highlights**

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') and Zoning By-laws 1-88 and 001-21 to permit the next phases of development consisting of eight (8) mixed-use buildings with 4,335 residential units, ranging in height from 17 to 62-storeys with ground floor retail, and deletion of an east-west local street and north-south mews as shown on Attachments 3 to 7
- Zoning By-law Amendment File Z.22.007 applies to the northeast corner of the Subject Lands, as does the related Site Development application (File: DA.22.009) which has also been submitted to facilitate the next phase of the proposed development
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program Division of the Policy Planning & Special Programs Department at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Meeting report for the Official Plan and Zoning By-law Amendment Files OP.22.004 and Z.22.007 BE RECEIVED, and that any issues identified be addressed by the VMC Program Division of the Policy Planning & Special Programs Department in a comprehensive report to the Committee of the Whole.

### **Background**

Location: 101 Edgeley Boulevard. The Subject Lands and the surrounding land uses are shown on Attachment 1 (the balance of the former Walmart lands).

Date of Pre-Application Consultation Meeting: December 1, 2021

Date applications were deemed complete: Official Plan Amendment application deemed complete on April 15, 2022. Zoning By-law Amendment application deemed complete on May 13, 2022.

#### ***The initial phase for development of the former Walmart lands (Block A5) was approved by Council***

Block A5 comprises the southeast corner of the former Walmart lands. Official Plan and Zoning By-law Amendment Applications (Files OP.20.013 and Z.20.029) were adopted by Vaughan Council on September 27, 2021. Site Development File DA.20.052 was deferred by Vaughan Council on March 22, 2022 at the request of the Applicant to allow more time for discussion between the City and the applicant with regard to parkland dedications. This phase consisted of two 38 and 18-storey residential towers on a shared podium, a 7-storey building with ground floor retail, a standalone 4-storey

commercial building (Buildings A, B, C and D), a mid-block pedestrian connection and a privately-owned, publicly accessible courtyard.

***Official Plan and Zoning By-law Amendment Applications have been submitted to permit a proposed mixed-use development***

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development (the 'Development') as shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.22.004 to amend the Vaughan Official Plan 2010 (VOP 2010) and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP'), on the entirety of the Subject Lands as shown on Attachment 1, as follows:
  - a) to increase the maximum permitted building height from 25-storeys to 62-storeys;
  - b) to increase the maximum Floor Space Index (FSI) from 4.5 to 8.68;
  - c) to increase the maximum residential floor plate size from 750 m<sup>2</sup> to 825 m<sup>2</sup>;
  - d) to remove an east-west local street and north-south mews, and include a privately owned 20 m east-west greenway with a public access easement for pedestrian activity;
  - e) to permit entrances to parking and servicing areas along major collector roads (Portage Parkway, Edgeley Boulevard and Apple Mill Road);
  - f) to permit site-specific setback requirements; and
  - g) to amend Schedule "K", Site-Specific Policy Areas to identify the Subject Lands as a Site-Specific Policy Area.

Additional amendments to the VMCSP may be identified through the review of the first submission.

2. Zoning By-law Amendment File Z.22.007 to amend Zoning By-laws 1-88 and 001-21 to rezone the northeast portion of the Subject Lands, as shown on Attachment 5, from the C10 Corporate District Zone subject to site-specific Exception 9(959) and V1 Vaughan Metropolitan Station Zone to C10 Corporate District Zone with site-specific zoning exceptions and V1 Vaughan Metropolitan Station Zone with site-specific zoning exceptions, as identified in Table 1 of this Report.

The Official Plan Amendment Application will facilitate a proposed phased development of the Subject Lands with the following, as shown on Attachments 3 and 4:

- eight (8) residential buildings ranging in height from 17 to 62-storeys (Buildings E, F, G, H, I, J, K, and L). Ground floor retail is proposed for Buildings J and K, and a portion of the podium for Buildings E and I,
- a Floor Space Index ('FSI') of 8.68 times the area of the lot
- a total Gross Floor Area (GFA) of 343,800 m<sup>2</sup>, including a residential GFA of 339,236 m<sup>2</sup>, and retail GFA of 4,564 m<sup>2</sup>
- a total of 4,335 residential units
- a 20 m wide east-west pedestrian public access easement
- a maximum residential floor plate of 825 m<sup>2</sup>
- a series of privately-owned public space (POPS)
- vehicular access to underground parking ramps on Edgeley Boulevard, Apple Mill Road, Buttermill Avenue and Portage Parkway
- a total of 1,734 parking spaces (1,517 residential spaces, 217 visitor spaces) in 2 levels of underground parking and 2 levels of structured parking integrated in the shared podium of Buildings H and I.

The Zoning By-law Amendment Application would facilitate the next phase of the development for the northeast portion of the Subject Lands as shown on Attachments 5 to 7, including the following:

- two (2) mixed-use buildings with three (3) residential towers (Buildings E, F and G) with heights of 62, 54 and 36-storeys, respectively. Buildings E and G share a 7-storey podium, and Building F also has a 7-storey podium
- a total GFA of 139,663 m<sup>2</sup>, including a residential GFA of 139,359 m<sup>2</sup>, and a retail GFA of 304 m<sup>2</sup>
- a FSI of 7.56 times the area of the lot
- a total of 1,787 new residential units
- a total of 715 parking spaces (625 residential spaces, 89 visitor spaces) in 2 levels of underground parking

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

- a) Date the Notice of Public Meeting was circulated: May 13, 2022.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Edgeley Boulevard, Portage Parkway, Apple Mill Road and Buttermill Avenue 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 expanded to include residents and landowners with the Expanded Polling Area as shown on Attachment 2, and to anyone on file with the Office of the City Clerk

having requested notice.

- c) No comments have been received as of May 24, 2022 by the VMC Program.

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 and be reviewed and addressed by the VMC Program Division of the Policy Planning & Special Programs Department in a future technical report to the Committee of the Whole.

### **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***

#### **Official Plan Designation (VMCSP):**

- “Station Precinct” as shown on Schedule F – Land Use Precinct
  - encourages a mix of high and mid-rise buildings. This designation permits a broad mix of uses and a wide variety of building types, including residential dwellings, retail, office, and hotels
- Schedule C – Street Network identifies a 15-17 m north-south mews or local road, and a 20-22 m east-west local street traversing the Subject Lands
- Schedule G – office uses are permitted
- Schedule H – requires retail, service commercial or public use frontage along Apple Mill Road, and recommends these uses fronting the south portion of the Subject Lands along Edgeley Boulevard
- Schedule I – Height and Density Parameters permits heights ranging from 5 to 25-storeys, and an FSI between 2.5 and 4.5 times the area of the Subject Lands
- a maximum tower floor plate of 750 m<sup>2</sup> is permitted by VMCSP Policy 8.7.18
- entrances to parking and servicing areas generally shall be on local streets, mews and/or laneways per Policy 8.8.1 of the VMCSP
- an amendment to Volume 2, VOP 2010, the VMCSP is required to permit the Development as aforementioned in this Report

***Amendments to Zoning By-laws 1-88 and 001-21 are required to permit the development***

#### **Zoning:**

- C10 Corporate District Zone by By-law 1-88, subject to site-specific Exception 9(959)
  - this Zone does not permit the proposed Development
  - the Owner proposes to rezone the northeast portion of the Subject Lands to a C10 Corporate District Exception Zone with the following site-specific exceptions to permit the next phase of the development as shown on Attachments 5 to 7

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>C10 Corporate District Exception 9(959) Zone Requirement</b>	<b>Proposed Exceptions to the C10 Corporate District Zone Requirement</b>
a.	Parking Space Dimension	2.7 m x 6.0 m	2.7 m x 5.7 m
b.	Minimum Accessible Parking Space Dimension	<ul style="list-style-type: none"> <li>Type A: 3.4 m x 6.0 m</li> <li>Type B: 2.4 m x 6.0 m</li> </ul>	<ul style="list-style-type: none"> <li>Type A: 3.4 m x 5.7 m</li> <li>Type B: 2.4 m x 5.7 m</li> </ul>
c.	Minimum Parking Requirements	<p>Multiple Family Dwelling Apartment Dwelling (per unit):</p> <ul style="list-style-type: none"> <li>1 Bedroom: 0.7 spaces</li> <li>2 Bedrooms: 0.9 spaces</li> <li>3 bedrooms: 1 space</li> <li>Visitor: 0.15 spaces</li> </ul> <p>Commercial (less than or equal to 5,000 m<sup>2</sup>):</p> <ul style="list-style-type: none"> <li>2 spaces per 100 m<sup>2</sup> GFA</li> </ul>	<ul style="list-style-type: none"> <li>Apartment Dwelling: 0.35 spaces per unit</li> <li>Visitor: 0.05 spaces per unit</li> <li>Non-residential: N/A</li> </ul>
d.	Parking Area	A joint ingress and egress driveway, in which case the width shall be 7.5 m	A joint ingress and egress driveway shall be minimum 6.0 m to a maximum of 9.0 m in width
e.	Minimum Loading Space Dimensions	9.0 m long, 3.5 m wide, vertical clearance of 4.2 m vertical clearance	6.0 m long, 3.5 m wide, vertical clearance of 3.0 m vertical clearance
f.	Minimum Landscaped Area	a strip of land not less than 6.0 m in width shall be provided along a lot line which abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip	<ul style="list-style-type: none"> <li>North lot line: 1.5 m</li> <li>south street line: 3.5 m</li> <li>east street line: 1.5</li> <li>west lot line: 8.0 m</li> </ul>
g.	Encroachments	Section 3.1.4 Permissions	<p>Additional permissions:</p> <ul style="list-style-type: none"> <li>Balconies, railings, vertical fins, patios, privacy screens may encroach 1.5 m into a required yard</li> <li>Elements used for window washing purposes and roofing elements may encroach 2.0 m into any required yard</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>C10 Corporate District Exception 9(959) Zone Requirement</b>	<b>Proposed Exceptions to the C10 Corporate District Zone Requirement</b>
h.	Portions of Buildings Below Grade	The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 1.8 m, except where the minimum yard for a Zone is less than 1.8 m in which case the minimum setback shall be the same as such minimum yard(s). The minimum setback from the interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0 m	Shall not apply
i.	Permitted Uses	Section 5.10 Permissions	The following uses shall also be permitted: <ul style="list-style-type: none"> <li>• Apartment Dwelling</li> <li>• Podium Townhouse Dwelling</li> </ul>
j.	Maximum Building Height	15 m	<ul style="list-style-type: none"> <li>• Building E: 201 m</li> <li>• Building F: 179 m</li> <li>• Building G: 123 m</li> </ul>
j.	Minimum Amenity Area	N/A	1 m <sup>2</sup> per Dwelling Unit

Additional 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.

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law ('Zoning By-law 001-2021'). A notice of its passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

***Amendments to Zoning By-law 001-2021 are required to permit the Development***

- Station Precinct Zone V1-S(5-25) – D(2.5-4.5) by By-law 001-21, with site specific Exception 1018
- This Zone does not permit the proposed Development
- the Owner proposes to rezone the northeast portion of the Subject Lands to a V1 Station Precinct Exception Zone with the following site-specific exceptions to permit the next phase of the development as shown on Attachments 5 to 7

Table 2:

	<b>Zoning By-law 001-21 Standard</b>	<b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>	<b>Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement</b>
a.	Additional Requirements to Table 10-2	Apartment dwellings shall not be permitted within the ground floor frontage except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	<ul style="list-style-type: none"> <li>• Ground floor frontage of 15% for lobby and common areas to be confirmed</li> <li>• Buildings F and G contain Dwelling Units on the ground floor with access to the Apartment</li> </ul>
b.	Minimum Front Yard	3.0 m	1.5 m
c.	Minimum Exterior Side Yard	3.0 m	<ul style="list-style-type: none"> <li>• Building E: 1.8 m</li> <li>• Building F: Confirmation required</li> </ul>
d.	Required Build-To-Zone	3 to 5 m <ul style="list-style-type: none"> <li>• Urban squares, driveways, walkways permitted within the build-to-zone, provided the cumulative total does not exceed 25%</li> <li>• build-to-zone shall apply to a minimum of 75% of the frontage Notwithstanding this requirement, on any corner lot a minimum of 80% shall apply.</li> </ul>	The Build to Zone shall be a minimum 1 m to a maximum 3 m with the following Build to Zone percentages: <ul style="list-style-type: none"> <li>• Buttermill Avenue: 55% minimum</li> <li>• Portage Parkway: 78% minimum</li> </ul>
e.	Maximum Building Height	25-storeys	<ul style="list-style-type: none"> <li>• Building E: 62-storeys (201m)</li> <li>• Building F: 54-storeys (179m)</li> <li>• Building G: 36-storeys (123m)</li> </ul>



	<b>Zoning By-law 001-21 Standard</b>	<b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>	<b>Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement</b>
f.	Maximum Floor Space Index (FSI)	2.5 to 4.5	7.56
g.	Maximum Podium Height	20 m	<ul style="list-style-type: none"> <li>• Building E: 25 m</li> <li>• Building F: 28 m</li> <li>• Building G: 28 m</li> </ul>
h.	Minimum Residential tower setback from any rear and interior lot line	12.5 m	1.5 m
i.	Maximum Residential Tower Floor Plate	750 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• Building E: 825 m<sup>2</sup></li> <li>• Building F: 815 m<sup>2</sup></li> <li>• Building G: 865 m<sup>2</sup></li> </ul>
j.	Minimum Street Wall	9 m	7.5 m
k.	Active Use Frontages (Section 4.2)	Minimum 70% of ground floor frontage shall consist of one or more of the following uses: <ul style="list-style-type: none"> <li>• Business service, Clinic, Community Facility, Personal Service, Restaurant, Retail</li> </ul>	<ul style="list-style-type: none"> <li>• Building E: Percentage confirmation required</li> <li>• Building F: Podium Townhouse Dwelling Units proposed</li> <li>• Building G: Lobby proposed</li> </ul>
l.	Encroachments	Section 4.13 Permissions	Confirmation required
m.	Minimum Setback to Below Grade Parking Structures	<ul style="list-style-type: none"> <li>• Any Street Line: 1.8 m</li> <li>• Rear Lot Line: 0.0 m</li> <li>• Interior Lot Line: 0.0 m</li> </ul>	0.0 m
n.	Minimum Amenity Area Requirements	Podium Townhouse Dwelling <ul style="list-style-type: none"> <li>• 10 m<sup>2</sup> for the first eight dwelling units, plus 8 m<sup>2</sup> for each additional unit</li> </ul> Apartment Dwelling <ul style="list-style-type: none"> <li>• 8 m<sup>2</sup> for the first eight dwelling units, plus 5 m<sup>2</sup> for each additional unit</li> </ul> 90% of the required amenity area shall be provided as a common space	<ul style="list-style-type: none"> <li>• 1 m<sup>2</sup> per dwelling unit</li> </ul>
o.	Minimum Outdoor Amenity Area Requirements	One contiguous area of 55 m <sup>2</sup> at grade. A maximum of 20% may be located on a rooftop or terrace	Confirmation required

	<b>Zoning By-law 001-21 Standard</b>	<b>V1 Vaughan Metropolitan Centre Station Zone Requirement</b>	<b>Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement</b>
p.	Minimum Landscape Strip Abutting a Street Line	3 m	1 m
q.	Required Parking Spaces	Apartment Dwelling: <ul style="list-style-type: none"> <li>• Min. = 0.4 per unit</li> <li>• Max. = 1.5 per unit</li> <li>• Visitor = 0.15 per unit</li> </ul> Podium Townhouse Dwelling: <ul style="list-style-type: none"> <li>• Min: 1 space per unit</li> <li>• Max: 2 spaces per unit</li> </ul> Retail: <ul style="list-style-type: none"> <li>• 0.7 parking spaces per 100 m<sup>2</sup> of GFA</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Dwelling: 0.35 spaces per unit</li> <li>• Residential Visitor: 0.05 spaces per unit</li> <li>• Non-residential: N/A</li> </ul>
r.	Accessible Parking Spaces	17 required (based on 714 total parking spaces provided)	16 spaces
s.	Minimum Bicycle Parking Rates	Apartment Dwelling and residential use requiring visitor parking <ul style="list-style-type: none"> <li>• Short Term: 0.2 per unit or 6 spaces, whichever is greater</li> <li>• Long Term: 0.8 per unit</li> </ul>	Apartment Dwelling and any residential use that requires visitor parking <ul style="list-style-type: none"> <li>• Short Term: 179 spaces</li> <li>• Long Term: 894 spaces</li> </ul>
t.	Minimum Loading Space	1 Type C and D Space	1 Type C Space

Additional 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity and Consistency with Provincial Policies, York Region and City	<ul style="list-style-type: none"> <li>• the Applications 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</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
	Official Plan Policies	policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 (VMCSP)
b.	Appropriateness of Amendments to VMCSF and Zoning By-laws 1-88 and 001-21 Exceptions	<ul style="list-style-type: none"> <li>the appropriateness of the amendments to the VMCSF will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> <li>the objective of achieving the vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful;</li> <li>the appropriateness of the proposed built form, maximum building height and density in consideration of the surrounding context, microclimatic impact and supporting hard and soft services;</li> <li>the objectives of establishing a downtown containing a mix of uses, a variety of housing, a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system, a high quality of urbanity and design, and a generous and remarkable open space system;</li> <li>built form considerations including: scale and massing, transition, site organization, building setbacks, tower step backs, building facades, quality of building materials, attractive streetscapes and public realm, private amenity areas, podium height, parking, loading, and servicing and access locations</li> </ul> </li> </ul> <p>The appropriateness of the proposed amendment to the VMCSF and Zoning By-law, relative to the maximum building heights and densities by the VMCSF, permitted uses and site-specific exemptions will be reviewed in consideration of the existing and planned surrounding land uses.</p>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>the Owner submitted studies and reports in support of the Applications which are available on the city's website at <a href="https://maps.v Vaughan.ca/planit/">https://maps.v Vaughan.ca/planit/</a> (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</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>the availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
		capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>the Development will be reviewed in consideration of the City-Wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Streetscape and Open Space Plan and the VMC Urban Design Guidelines, supplemented by the City of Vaughan City-wide Urban Design Guidelines</li> </ul>
f.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> <li>the DRP must review the Applications prior to proceeding to the Committee of the Whole</li> </ul>
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>the Applications must be reviewed by York Region and other external public agencies and utilities, along with the Public, Separate, and French School Boards</li> </ul>
h.	Sustainable Development	<ul style="list-style-type: none"> <li>the Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. All developments within the VMC are expected to meet or exceed the Silver Threshold Score</li> </ul>
i.	Parkland Dedication	<ul style="list-style-type: none"> <li>the Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy</li> </ul>
j.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> <li>the Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density</li> <li>as of the date of this report the in-effect Section 37 policies are subject to amendment via the COVID-19 Economic Recovery Act, 2020; however, those amendments are not yet in effect. These amendments to the Planning Act made through the COVID-19 Economic Recovery Act, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</li> <li>should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the Planning Act</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		(which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
k.	Affordable Housing	<ul style="list-style-type: none"> <li>the Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the Development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals</li> <li>policy 8.1.3 of the VMCSPP identifies that all affordable housing shall comprise of a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households</li> </ul>
l.	Parks and Publicly Accessible Open Spaces (POPS)	<ul style="list-style-type: none"> <li>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&amp;OS Brief') as part of a complete application to ensure that the VMC is equipped with basic community service needs. The Development will be reviewed in consideration of the submitted P&amp;OS Brief which will determine whether provision of additional parks or facilities are required to serve existing and future residents as a result of this Development.</li> </ul>
m.	Related Site Development Application	<ul style="list-style-type: none"> <li>the Owner has submitted related Site Development File DA.22.009 to be reviewed with the Applications in a future technical report.</li> </ul>
n.	Development Charges	<ul style="list-style-type: none"> <li>the Owner will be required to pay the applicable Development Charges (DCs) in accordance with the DC By-laws of the City of Vaughan and is subject to the Area-Specific Development Charge ('ASDC')</li> </ul>

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be

addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.22.004. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. 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 Matthew Peverini, Senior Planner, VMC Division – Policy Planning & Special Programs, ext. 3636.

### **Attachments**

1. Context and Location Map
2. Polling Location Map
3. Conceptual Overall Site Plan (Subject Lands)
4. Conceptual Perspective Rendering (Subject Lands)
5. Proposed Site Plan and Rezoning
6. Proposed Landscape Plan for Northeast Portion of the Subject Lands
7. Perspective Rendering for Northeast Portion (Buildings E, F and G)

### **Prepared by**

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### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager