



**C31
COMMUNICATION
COUNCIL – June 28, 2022
CW (1) - Report No. 27, Item 6**

DATE: June 24, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: **COMMUNICATION - Council - June 28, 2022**

Item #6, Report #27

Doughton Residences Corp. Official Plan Amendment, and Zoning By-Law Amendment (216 and 220 Doughton Road, vicinity of Doughton Road and Jane Street)

Doughton Residences Corp. OP.20.005 and Z.20.013

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.20.005, Zoning By-law Amendment File Z.20.013 (Doughton Residences Corp.) be amended as follows:

1. THAT Recommendation 2. b) of the report be deleted and replaced as follows:
 - “b. Permit the bonusing for increased height and density for the proposed Development as shown on Attachments 2 to 7 in return for the provision of community benefits totaling \$9,000,000.00 pursuant to the policies of VOP 2010 and VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37.1 of the *Planning Act*:
 - i. On-site contribution of 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by any appraisal report on fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remaining funds within the \$9,000,000 contribution envelope.”
2. THAT Recommendation 3. b) of the report be deleted and replaced as follows:
 - “b. The Owner shall enter into a Development Agreement (the ‘Agreement’) with the City which shall require the Owner to commit to a construction

schedule for their site to be in-line with the design-build schedule for the City of Vaughan's Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area;"

3. THAT Recommendation 4. of the report be deleted and replaced as follows:

"THAT the implementing Official Plan and Zoning By-law Amendments include the provision for a contribution, pursuant to Section 37.1 of the *Planning Act* for the contributions identified in Recommendation 2b), which will be implemented through the Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan to be executed prior to the enactment of the implementing Official Plan and Zoning By-law Amendments. The Section 37 Contribution shall be provided as a combination of an on-site 470 m² community space located along Doughton Road, with the value of the ownership arrangement to be determined by an appraisal on a fair market value of the space, and a cash contribution for interior fit-out and off-site VMC park enhancements using the remainder of the \$9,000,000 contribution with the cash contribution to be paid prior to the issuance of the first above-grade Building Permit, subject to indexing from the date of registration of the Section 37 Agreement. The Owner shall pay to the City the Section 37 Agreement Surcharge Fee in accordance with the Tariff of Fees for Planning Applications, prior to the execution of the Section 37 Agreement."

4. THAT Recommendation 8. of the report be deleted and replaced as follows:

"8. THAT the implementing Zoning By-law Amendment be brought forward to a Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*;"

5. THAT Table 1 on Pages 22 to 25 be deleted and replaced in its entirety with the following:

"Table 1:

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9(H) Corporate Centre Zone
a.	Minimum Lot Frontage	50 m	45 m

c.	Definition - "Lot" and "Stratified Arrangement"	<p>BUILDING HEIGHT - Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and</p> <p>i) in the case of a flat roof, the highest point of the roof surface;</p> <p>ii) in the case of a mansard roof, the highest point on the roof surface;</p> <p>iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</p> <p>exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.</p> <p>FLOOR AREA, GROSS (G.F.A.) - Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.</p> <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a</p>	<p>BUILDING HEIGHT -. Building Height shall be measured from a Canadian Geodetic Datum elevation measure (201.53 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features.</p> <p>GROSS FLOOR AREA: Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure or all bicycle parking areas</p> <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. 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. This definition shall also apply to the below grade elements subject to Stratified Arrangements.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land</p>
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		<p>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.</p> <p>STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.</p>	<p>divided in a vertical manner above and/or below grade. These encumbrances within the lot line below grade shall include stratified arrangements for underground parking structures, pedestrian mews and strata parks.</p>
d.	Parking Space Dimensions and Accessible Parking Space Dimensions	2.7 m x 6.0 m	<p>2.7 m x 5.7 m (all spaces)</p> <p>To permit an accessible parking space with a minimum length of 5.7 m for Type A and B spaces</p> <p>An EV charging station shall not be considered an obstruction for the purposes of a parking space size.</p>
e.	Minimum Yard Requirements	<p>Front Yard: 3m</p> <p>Rear Yard: 6 m</p> <p>Exterior Side Yard: 3 m</p>	<p>Front Yard (Doughton Road): 3 m</p> <p>Rear Yard (Mews): 3m</p> <p>Exterior Side Yard (North-South Local Street): 2 m</p>

e.	Minimum Build-To-Zone Requirements and Maximum Length of a Building abutting a Street Line	80%	This provision shall not apply.
f.	Portions of Buildings Below Grade	1.8 m (Exterior and Front Only)	0 m below grade
g.	Maximum Building Height	25 m	For the purpose of clarity, building height shall be measured from a geodetic measure (201.53 m above sea level) as identified in the specific height requirement
			<p>From Ground Floor to Floor 5 shall not exceed 17 m</p> <p>Tower 1: 163 m (52-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p> <p>Tower 2: 145 m (46-storeys), exclusive of all mechanical penthouse, parapets, mechanical equipment and architectural features</p>

h.	Maximum Floor Residential Density ('FSI')	<p>67 m²/unit</p> <p>7493 m²/67 m² = 112 units</p>	<p>The provision of 5.1.5 as it relates to the minimum floor residential density in Schedule A2 shall not apply</p> <p>For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to area of the lot. The area of the lot shall include all road conveyance and road widenings. The GFA shall not include bicycle parking underground or above-ground.</p> <p>Overall FSI of 11.54 times the area of the lot</p>
i.	Minimum Landscape Strip Width (abutting a Street Line adjacent to all other Street Lines)	3 m	<p>Doughton Road: 3 m</p> <p>North-South Road: 2 m</p>
k.	Minimum Parking Space Requirements	<p><u>Residential</u></p> <p>Bachelor/1BR – 0.7 spaces/unit * 735 units = 515 spaces</p> <p>2BR+ 0.9 spaces* 393 units = 354 spaces</p> <p>3BR+ 1.0 spaces *17 units = 17 spaces</p> <p>Total: 886 spaces required</p> <p><u>Visitor</u></p> <p>0.15 spaces x 1,145 = 174 spaces</p>	<p><u>Residential</u></p> <p>0.35 spaces (All Unit Sizes) x 1,145 = 401 spaces</p> <p><u>Community Space</u></p> <p>0 spaces/unit</p> <p><u>Visitor</u></p> <p>0.15 spaces x 1,145 = 172 spaces</p> <p>Total Spaces Provided: 573 spaces</p>

		<u>Community Space</u> 1.0 space per 3 persons = 6 spaces Total Required: 1,066 spaces	
I.	Minimum Aisle Width (Long-Term Bicycle Parking)	1.75 m	1.2 m
m.	Permitted Yard Encroachments (Maximum)	1.8 m into the front, rear and exterior yard	2.55 m for architectural elements

Background

Recommendations #1 and #3 to this Communication are administrative corrections to the Section 37 contributions as requested by the Applicant to provide clarity on the appraisal report that is based on a fair market value of the space being conveyed. The amounts and benefits associated with the contribution remain unchanged.

Recommendation #2 to this Communication is at the request of the Applicant to provide clarity on the mechanisms to remove the Holding Provision.

Recommendation #4 to this Communication is administrative at the request of Legal Services.

Recommendation #5 to this Communication contains administrative corrections to Table 1 outlining the Proposed Exceptions to the C9(H) Corporate Centre Zone at the request of the Applicant. The proposed amendments have been reviewed and can be supported as the amendments are still in keeping with the intent of Zoning By-law 1-88.

For more information, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management