

**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 #16, Report #30**

**Metrus (Terra) Properties Inc. Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision and Site Development Applications (7800 Jane Street, Vicinity of Jane Street and Highway 7)**

**Metrus (Terra) Properties Inc. OP.20.003, Z.20.008, 19T-20V002, and DA.20.041**

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### **Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

THAT the staff report for or Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.20.003, Z.20.008, 19T-20V002, and DA.20.041 (Metrus (Terra) Properties Inc.) be amended as follows:

1. THAT Recommendation 1. b) iv. of the report be deleted and replaced as follows:

“iv. Permit an increase to the maximum tower floor plate size from 750 m<sup>2</sup> to 850 m<sup>2</sup> as follows:

Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical)”

2. THAT all references on Page 8 and 14 respecting the tower floor plate sizes be deleted and replaced with the following:

“Tower A (60-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 52
- 826 m<sup>2</sup> Levels 53 to 55
- 720 m<sup>2</sup> – between Levels 56 to 62 (mechanical)

Tower B (50-storeys)

- 850 m<sup>2</sup> – between Levels 8 to 42
- 825.4 m<sup>2</sup> between Levels 43 to 45
- 718 m<sup>2</sup> – between Levels 46 to 52 (mechanical).”

3. THAT Recommendation 9. of the report be deleted and replaced as follows:

“9. 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*,”

4. THAT Table 1 on Pages 26 to 30, including the first paragraph and bulleted points on Page 30, be deleted and replaced in its entirety with the following:

“Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
a.	Definition - “Lot” and “Stratified Arrangement”	LANDSCAPING OR LANDSCAPED AREA - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas,	LANDSCAPING OR LANDSCAPED AREA – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
		<p>parking or loading areas, or areas covered by driveways</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.</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>or loading areas, or areas covered by driveways.</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 divided in a vertical manner above and/or below grade. These encumbrances include any portions of the building below grade, which may include an underground parking structure.</p>
c.	Permitted Encroachments	0.6 m to any lot line	A canopy may encroach a minimum of 0.6 m into the required rear (Apple Mill Road) or exterior yard (Jane Street)

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
			<p>0.6 m to the pinch point of the daylight triangle at Apple Mill Road and Jane Street</p> <p>0.6 m to the canopy for the encroachment at Jane Street</p>
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7)</p> <p>Exterior Side Yards - 3m (Jane Street &amp; Street 1)</p> <p>Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential)</p>	<p>0 m to daylight triangle (Highway 7) only at the pinch point of the south-east corner of the office building</p> <p>1.5 m (at-grade) abutting residential uses (Jane Street and Street 1 – exterior)</p> <p>0 m (above Level 3 to 6) abutting residential uses at the last corner residential unit (Jane Street – exterior)</p> <p>1 m abutting non-residential uses (Street 1 - exterior)</p> <p>2 m to a daylight triangle (Corner of Jane Street and Apple Mill Road – rear)</p>
e.	Minimum Build-To Zone Requirements	80% of the length of the street line abutting al streets, shall have buildings located within the build-to-zone	This provision shall not apply.
f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
			provisions for maximum building height shall apply:  Tower A – 192 m (60 storeys)  Tower B – 163 m (50 storeys)
g.	Minimum GFA of Commercial Uses at-grade	60%	50%
h.	Minimum Landscape Requirement	Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines	1.5 m along Jane Street 2 m along North-South Street 5 m along Apple Mill Road, Highway 7 or associated daylight triangle  For the purpose of clarity, an exhaust shaft shall be permitted within the landscaped portion along Jane Street and Apple Mill Road
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage (Jane Street, Highway 7, Apple Mill Road, North-South Road)
j.	Maximum Residential Density	67 m <sup>2</sup> /dwelling unit 12,610 m <sup>2</sup> /67 m <sup>2</sup> = 189 units	The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
k.	Minimum Parking Space Requirements	<p><u>Retail Uses</u></p> <p>Min: <math>2760.3 \text{ m}^2 \times 2.5</math> spaces/100 <math>\text{m}^2</math> = 69 spaces</p> <p>Max: <math>2760.3 \text{ m}^2 \times 4.0</math> spaces/100 <math>\text{m}^2</math> = 111 spaces</p> <p><u>Office Uses</u></p> <p>Min: <math>22,724.6 \text{ m}^2 \times 1.5</math> spaces/100 <math>\text{m}^2</math> = 340.8 → 342</p> <p>Max: <math>22,724.6 \text{ m}^2 \times 2.5</math> spaces/100 <math>\text{m}^2</math> = 569.1 → 569</p> <p><u>Residential Uses</u></p> <p>1BR/Bach: <math>687 @ 0.7/\text{unit} =</math> 480.9 → 481</p> <p>2BR: <math>451 @ 0.9/\text{unit} = 405.9</math> → 406</p> <p>3BR: <math>39 @ 1.0/\text{unit} = 39</math></p> <p>Total Residential = 926</p> <p><u>Visitor Spaces</u></p> <p><math>1177 @ 0.15/\text{unit} = 177</math></p> <p>Non-Residential (Retail, Office, Visitor) Total = 589</p> <p>Overall Total Required Parking = 1,515</p> <p>Shared Parking</p>	<p><b>Residential Parking</b></p> <p><math>1,177 \times 0.37</math> spaces/unit = 436 units</p> <p><b>Shared Non-Residential Parking</b></p> <p>A total of 487 shared parking spaces shall be provided for the following uses:</p> <p><u>Retail Uses</u></p> <p><math>2,760.3 \text{ m}^2 \times 2.0</math> spaces/100 <math>\text{m}^2</math></p> <p><u>Office Uses</u></p> <p><math>22,724.6 \text{ m}^2 \times 1.2</math> spaces/100 <math>\text{m}^2</math></p> <p><u>Visitor Parking</u></p> <p>0.15 spaces per residential unit</p> <p>A total of 923 parking spaces will be provided, where 436 spaces are devoted to residential uses and 487 spaces shall be provided as shared parking between residential visitor, office, retail parking.</p> <p>For the calculation of shared parking for a mixed-use development, pursuant to Section 3.8.1 c), 20% is permitted for the morning time period for the percent of peak</p>

	<b>Zoning By-law 1-88 Standards</b>	<b>C9 Corporate Centre Zone Requirements</b>	<b>Proposed Exceptions to the C9(H) Corporate Centre Zone Requirements</b>
		80% morning time period (Percent of Peak Period Parking Demand (weekday) Table A	period parking demand (weekday) in Table A.
I.	Minimum Loading Space Requirements	Six (6) loading spaces are required for commercial uses  <u>Loading Space Dimensions</u>  9 m (l) x 3.5 m (w)	A loading space shall be 6 m(l) x 3.5 m (w) is permitted for a maximum of 3 residential loading spaces

In addition to zoning exceptions in Table 1, the following site-specific zoning provisions among others, will also be included to ensure that the site development proposal for the Subject Lands reflects an urban built form and public realm:

- Maximum Overall GFA shall not exceed 129,104.4 m<sup>2</sup>, subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 103,601.5 m<sup>2</sup>
- A minimum non-residential GFA shall be 25,502.90 m<sup>2</sup>
- A minimum ground floor height shall be 5 m
- Minimum Tower setback from the podium along each ROW shall be 3 m
- A minimum distance between any building portion above the first 9.5 m of Towers A and B shall be 25 m
- Minimum common amenity area (indoor and outdoor combined) shall be 4.3 m<sup>2</sup> per unit.”

## **Background**

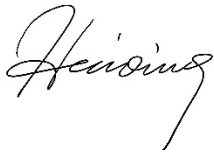
Recommendations #1 and #2 to this Communication contains administrative amendments, at the request of the Applicant to provide a degree of flexibility to the maximum residential tower floor plate size for construction tolerances and are in keeping with the maximum residential tower floor plate size of 850 m<sup>2</sup>.

Recommendation #3 to this Communication is administrative at the request of Legal Services.

Recommendation #4 to this Communication contains administrative amendments to Table 1, resulting from the review of the draft Zoning By-law Amendment, at the request of the Applicant and the Building Standards Department. Staff have carefully reviewed the amendments and are supportive as they are 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 Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management