

**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 #13, Report #30**

**First Vaughan Investments Limited. Official Plan Amendment, and Zoning By-Law Amendment (northeast corner of Highway 7 and Commerce Street)**

**First Vaughan Investments Limited. OP.20.015 and Z.20.042**

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**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.20.015, Zoning By-law Amendment File Z.20.042 (First Vaughan Investments Limited) be amended as follows:

1. THAT Recommendation 1. a) 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 815 m<sup>2</sup> as follows:

Tower A (48-storeys)

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)”

2. THAT all references on Page 4 and 10 respecting the tower floor plate sizes be deleted and replaced with the following:

“Tower A (48-storeys)

- 800 m<sup>2</sup> (Between Levels 4 to 7)
- 810 m<sup>2</sup> (Between Levels 8 to 43)
- 800 m<sup>2</sup> (Between Levels 44 to 48)

Tower B (56-storeys)

- 810 m<sup>2</sup> (Between Levels 4 to 8)
- 815 m<sup>2</sup> (Between Levels 9 to 51)
- 810 m<sup>2</sup> (Between Levels 52 to 56)”

3. THAT Recommendation 6. of the report be deleted and replaced as follows:

“6. 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 16 to 22, including the first paragraph and bulleted points on Page 22, be deleted and replaced in its entirety with the following:

“Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>C7 Service Commercial Zone Requirements</b>	<b>Proposed Exceptions and rezoning to the C9Corporate Centre Zone Requirements</b>
a.	Definition – “Landscaping”, “Lot”,	LANDSCAPING – 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, parking or loading areas, or areas covered by driveways.	LANDSCAPING – 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 or loading areas, or areas covered by driveways.

		<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>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 shall include lands such as mews, which provides driveway access to the development, and includes northeast corner notch (commercial).</p> <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 arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-law 1-88.</p>
b.	Permitted Uses	<ul style="list-style-type: none"> <li>- Tavern</li> <li>- Bank or Financial Institution</li> <li>- Mixed Use Development</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Print Shop</li> </ul>	<p>To permit the following uses:</p> <p>Apartment Dwelling (Podium Townhouse Units)</p> <p>Live-Work Units</p>

		<ul style="list-style-type: none"> <li>- Place of Entertainment including a multi-screen cinema complex</li> <li>- Retail Store with a gross floor area of less than 9,290 sq.m</li> <li>- Supermarket with a gross floor area of less than 9,290 sq.m</li> <li>- Retail Warehouse with a gross floor area of less than 9,290 sq.m</li> <li>- Apartment Dwelling</li> <li>- Block Townhouse Dwelling</li> <li>- Place of Amusement</li> <li>- Technical School</li> <li>- Video Store</li> <li>- Veterinary Clinic</li> <li>- Recreational Uses as defined in Section 2</li> <li>- Service or Repair Shop with a maximum gross floor area of 600 sq.m or less</li> <li>- Office and Stationery Supply, Sales, Service and Rental</li> </ul>	
c.	Minimum Lot Frontage	50 m	35 m
d.	Minimum Yard Requirements	<p>Front Yard – 3 m (Highway 7)</p> <p>Rear Yard – 6 m (abutting residential) and 3 m (abutting non-residential) for New Park Place</p> <p>Exterior Side Yard – 3 m (Commerce Street and Mews)</p>	<p><u>Ground Floor Setbacks</u> 2 m (New Park Place)</p> <p>2 m (Commerce Street)</p> <p>2 m (Highway 7)</p> <p>2.9 m (Mews)</p> <p>4.2 m (daylight triangle)</p> <p><u>Tower Setbacks</u> 1 m (New Park Place and Mews)</p>

			0 m to the Mews Boundary 1 m (Highway 7)
e.	Minimum Build-To Zone Requirements	<p>80% of the length of the street line abutting all streets, shall have buildings located within the build-to-zone (Commerce Street)</p> <p>50% of the length of the street-line shall be occupied by buildings within the build-to-zone of 0-3 m and 3-6 m for residential uses (Highway 7 and New Park Place)</p>	This requirement shall not apply.
f.	Maximum Building Height	25-storeys (Schedule A2 By-law 1-88 and By-law 144-2009)	<p>Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following provisions for maximum building height shall apply:</p> <p>Tower A – 170 m (48 storeys)</p> <p>Tower B – 193 m (56 storeys)</p> <p>For clarity, the maximum building height shall be exclusive of the mechanical penthouse, architectural features, and mezzanines. Elements for window washing purposes may exceed a maximum of 5.5 m into the maximum building height.</p> <p>A Minimum ground floor height of 5.0 m for non-residential uses shall apply.</p>

g.	Minimum GFA of Commercial Uses at-grade	60%	32%
h.	Minimum Landscape Requirement	<p>Areas of land for no purpose other than landscaping and driveway access shall be located adjacent to street lines</p> <p>A minimum of 2.4 m of landscaping is required abutting an OS2 Zone (5.1.1 a))</p>	<p>Soft Landscape Requirement:</p> <p>For the purpose of clarity, a soft landscape strip width is not required.</p> <p>Hard Landscape Requirement:</p> <p>2 m (abutting Highway 7 and Commerce Street)</p> <p>2 m (abutting New Park Place)</p> <p>An air intake shaft shall be permitted within the landscape strip.</p> <p>The provisions of 5.1.1 a) shall not apply.</p>
i.	Minimum Building Setbacks (Below-Grade)	1.8 m	0 m to the underground parking garage
j.	Maximum Residential Density	67 m <sup>2</sup> /dwelling unit	<p>The provision of Section 5.1.5 as it relates to minimum density in Schedule A2 shall not apply.</p> <p>For purposes of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of gross floor area (GFA) to the land area. For clarity, the land area shall include all road conveyance and road widenings.</p>

			Overall FSI of 8.43 times the area of the lot
k.	Minimum Parking Space Requirements	<p><u>Retail Uses</u></p> <p>Min: 2003 m<sup>2</sup> x 2.0 spaces/100 m<sup>2</sup> = 41 spaces</p> <p><u>Residential Uses</u></p> <p>1BR/Bach: 757@0.7/unit= 530</p> <p>2BR: 355@0.9/unit= 320</p> <p>3BR: 1@1.0/unit=1</p> <p>Total Residential = 851</p> <p><u>Visitor Spaces</u></p> <p>1,113 @0.15/unit = 167</p> <p>Overall Total Required Parking = 1,069</p>	<p><u>Retail Uses</u></p> <p>No parking required.</p> <p><u>Residential Uses</u></p> <p>1,113 x 0.18 spaces/unit</p> <p><u>Visitor Spaces</u></p> <p>1,113 x 0.15/unit = 167</p> <p>A total of 412 parking spaces will be provided, where 201 parking spaces are devoted to residential uses and 211 spaces shall be provided as shared parking between visitor parking and commercial parking spaces</p>
l.	Minimum Loading Space Requirements	<p><u>Loading Space Dimensions</u></p> <p>9 m (l) x 3.5 m (w)</p>	<p>A small loading space shall be dimensioned as the following:</p> <p>6.5 m (l) x 3.5 m (w) x 3.0 (h)</p>
m.	Minimum Drive Aisle Width	6 m	<p>5.2 m for a regular loading space</p> <p>4.0 m for a small loading space</p>
n.	Minimum Parking Space Lengths and Accessible Parking	<p>2.7 m (w) x 6.0 (l)</p> <p>Type A:3.4 m (w) x 6.0 (l)</p> <p>Type B: 2.4 (w) x 6.0 (l)</p>	<p>2.7 m (w) x 5.7 (l)</p> <p>Accessible Spaces:</p> <p>Type A:3.4 m (w) x 5.7 (l)</p> <p>Type B: 2.4 (w) x 5.7 (l)</p>

o.	Permitted Yard Encroachments (Maximums)	0.3 m into a side yard 1.8 m into a front, exterior or rear yard	Balconies: 1.0 m to Commerce Street  Architectural Fins, Railings, Vertical and Horizontal Fins: 0.5 m into Commerce Street and the daylight triangle  Stairs: 2.9 m into Commerce Street, and 2.4 m (at-grade) into the Mews boundary
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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 91,637 m<sup>2</sup>, subject to payment of the associated Section 37 contribution
- Maximum residential GFA shall be 91,637,000 m<sup>2</sup>
- A minimum non-residential GFA shall be 1,900 m<sup>2</sup>
- A minimum ground floor height for retail 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 28 m
- Minimum common amenity area (indoor and outdoor combined) shall be 1.52 m<sup>2</sup>/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 815 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". The signature is written in a cursive, flowing style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management