

Communication: C18  
Committee of the Whole (Public Hearing)  
September 19, 2022  
Item #5



# STATUTORY PUBLIC MEETING

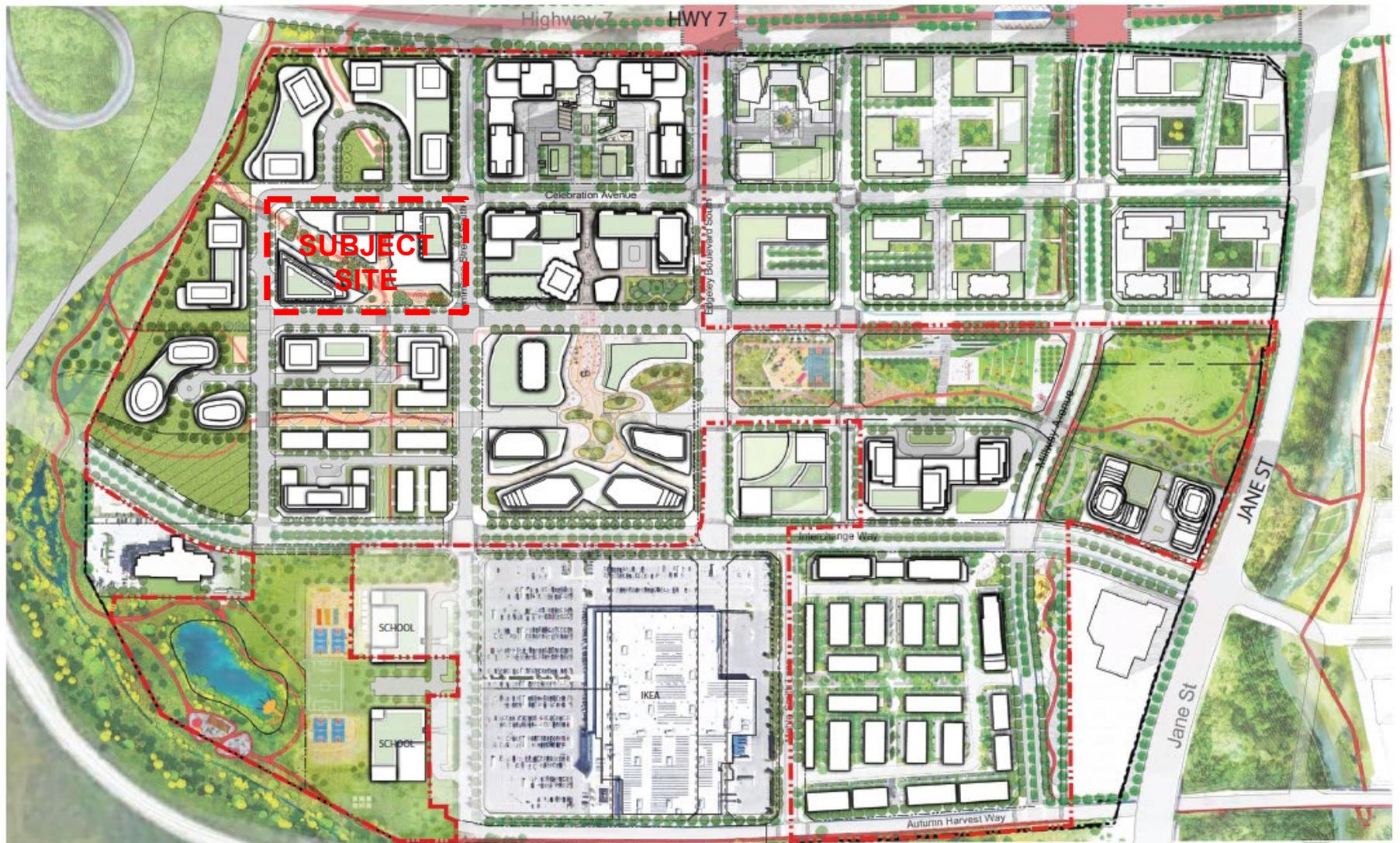
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**2748355 Canada Inc. | Block 4S**

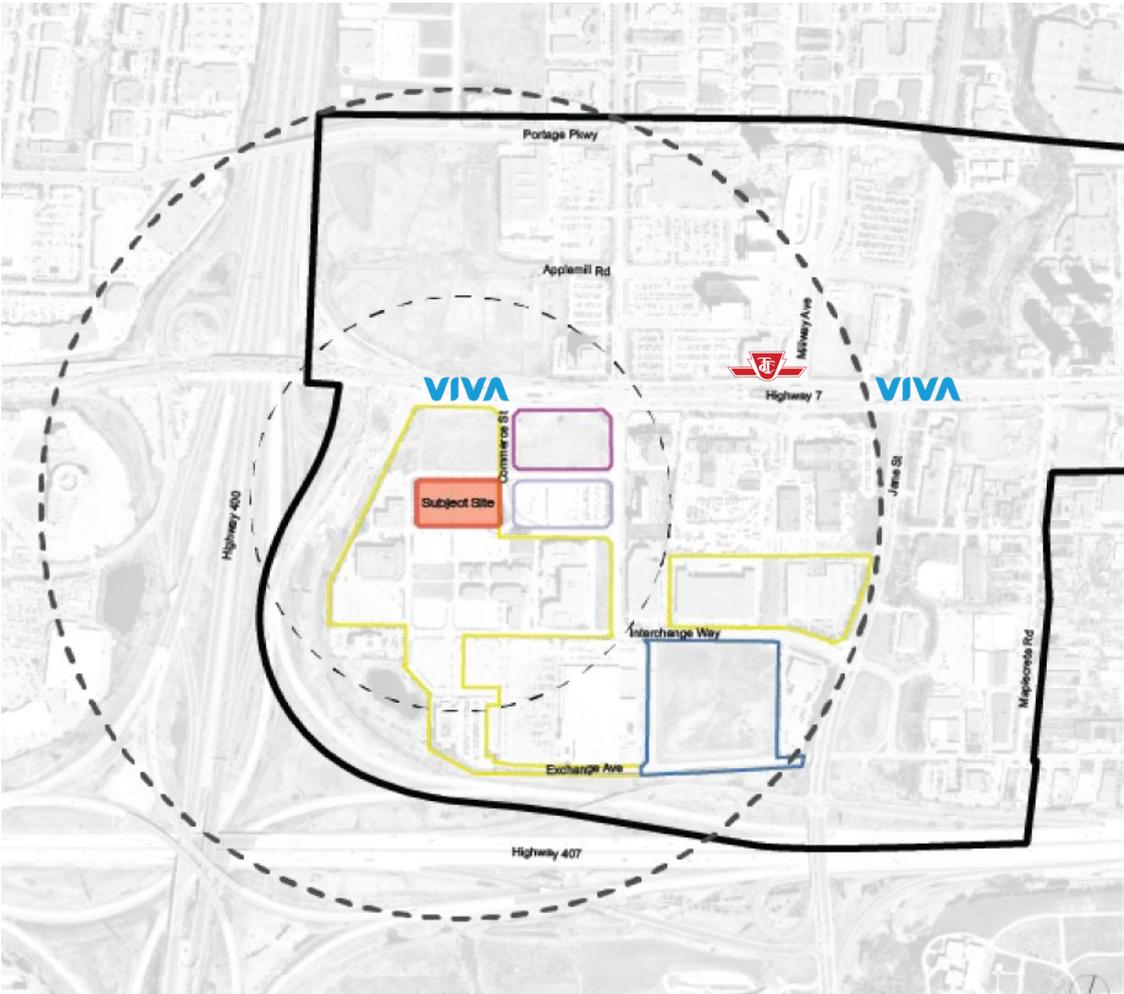
Official Plan Amendment, Zoning By-law Amendment, Site Development  
Files (OP.22.010, Z.22.019, DA.22.031)

Committee of the Whole  
September 19, 2022

# VMC MASTER PLAN VISION



# OWNERSHIP



- Subject Site (Block 4S - lands owned by 2748355 Canada Inc)
- VMC Secondary Plan Boundary
- 400m (5 min walk)
- 800m (10 min walk)
- Lands owned by 2748355 Canada. Inc.
- Lands owned by Menkes VMC Residential Inc.
- Lands owned by RP B3N Holdings Inc
- Lands owned by RP B3S Holdings Inc

# SUBJECT SITE



**Area:** 3.35 ac (1.35 ha)

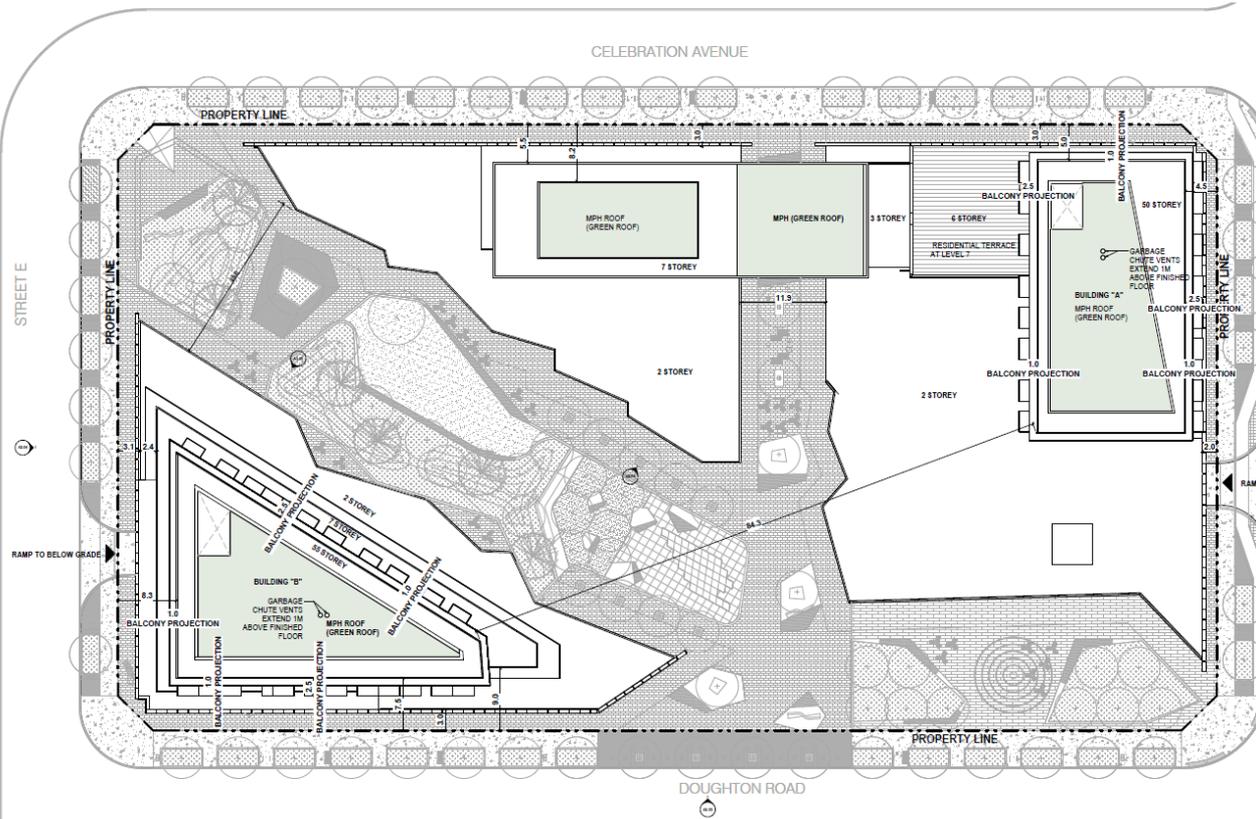
**Location:**

- **NORTH** of Doughton Road
- **EAST** of Commerce Street
- **SOUTH** of Celebration Avenue
- **WEST** of new "Street E"

# EXISTING PLANNING FRAMEWORK

	VMC Secondary Plan	Zoning By-law 1-88	Zoning By-law 2021-001
Designation/ Zoning	<i>Station</i> Precinct	Corporate Centre C9 and C10, <i>Exception 9(957)</i>	V1 - Station Precinct Zone-S(5-25)-D(2.5-4.5)-Exception 635
Permitted Uses	Residential, Retail Employment, and Community Uses	Residential, Retail Employment, and Community Uses	Residential, Retail Employment, and Community Uses
Max. Height	5 to 25 storeys	C9: 25 m C10: 10 m	5 to 25 storeys
Max. Density	2.5 to 4.5 FSI	C9: 67(m <sup>2</sup> /units) C10: 0.6	2.5 to 4.5 FSI

# SITE PLAN



## Height:

Building A: 50-storeys

Building B: 55-storeys

**Total Units:** ~1,441

**Total GFA:** 105,464 m<sup>2</sup>

**Retail GFA:** 4,001 m<sup>2</sup>

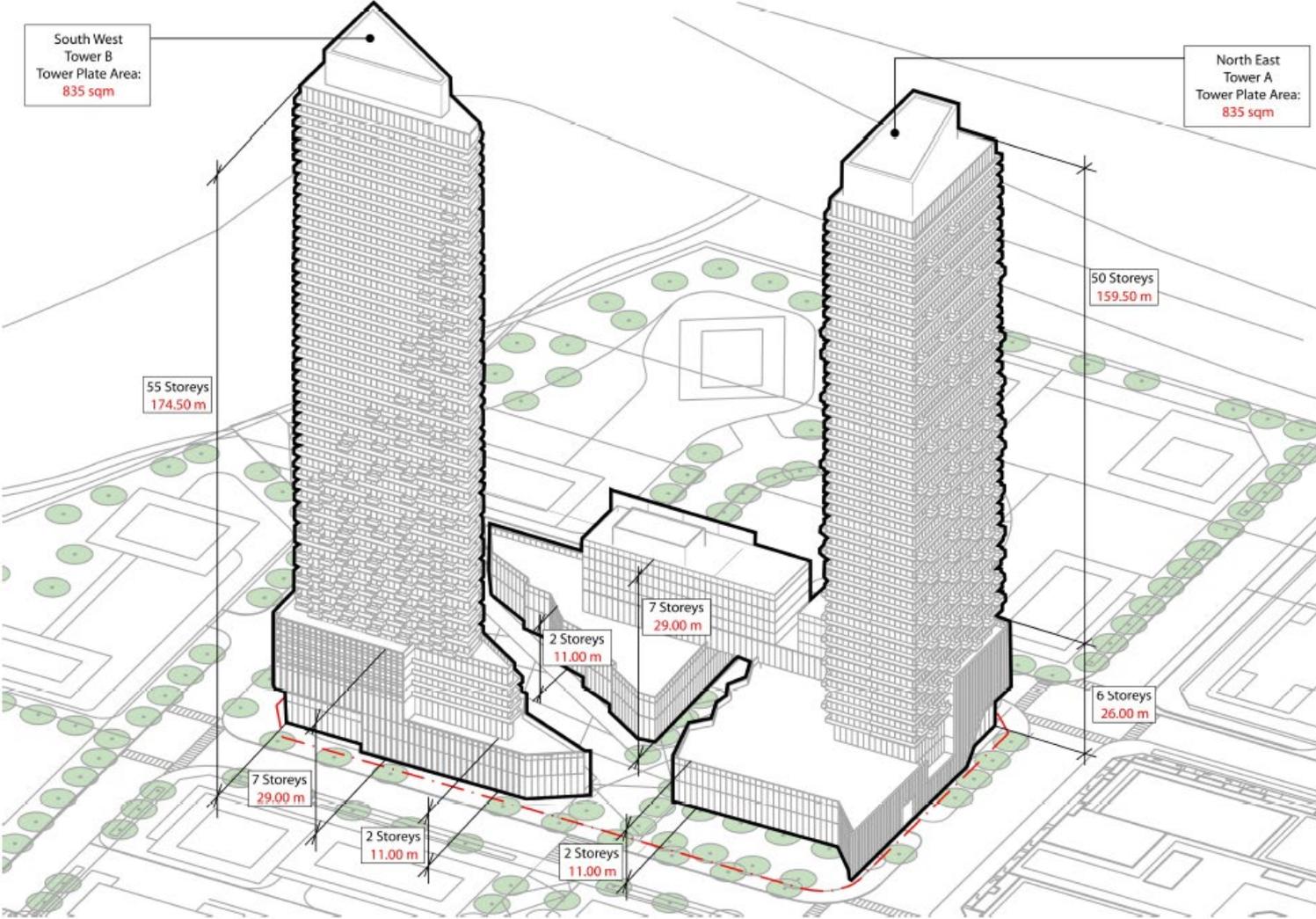
**Residential GFA:** 101,463 m<sup>2</sup>

**POPS & Mews Area:** 0.51 ha

**Parking Spaces:** ~621

**Overall Density:** ~5.5

# SITE MASSING



# PROPOSED BUILT FORM



# PROPOSED BUILT FORM



# LANDSCAPE & OPEN SPACE



# PROPOSED AMENDMENTS

## OFFICIAL PLAN AMENDMENT

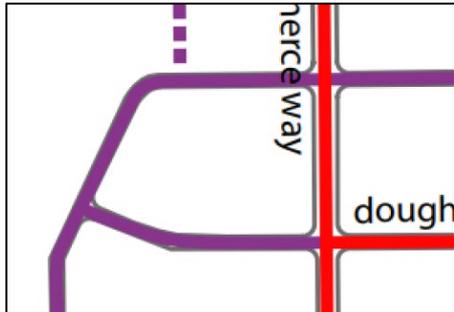
An amendment to Schedule “K”, Site-Specific Policy Area, of the VMC Secondary Plan shall include amendments to building height, density and floor plate size and to Schedule “D”, Major Parks and Open Spaces, of the VMC Secondary Plan to relocate the Public Square to the block immediately north.

## ZONING BY-LAW AMENDMENT

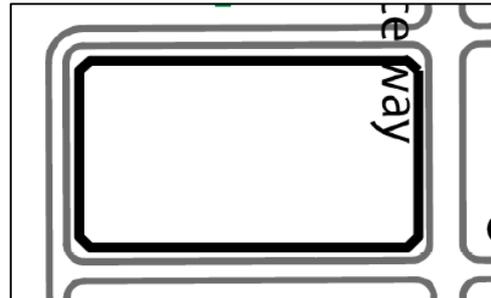
The proposed amendments shall amend C9 and C10 zone provisions to remove the split zoning, and allow for site-specific zoning exceptions to permitted uses, density, maximum GFA and parking requirements.

# VMC SECONDARY PLAN CHANGES

Schedule C – Street Network

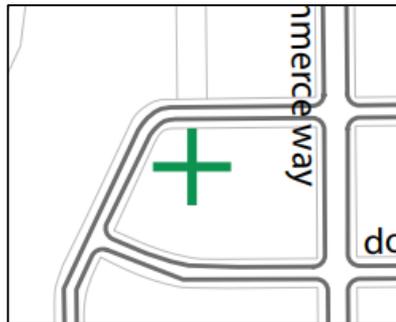


Proposed Street Network

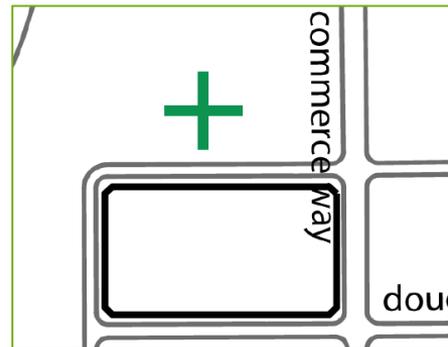


- Minor changes to the street network are permitted through VMC SP *Policy 4.3.1*.
- No Official Plan Amendment is required.

Schedule D – Major Parks and Open Space



Proposed Public Square



- Enhance public space network.
- Official Plan Amendment is required.

+ public squares (see Policies 6.2.4.-6.2.5.)



# QUESTIONS / THANK YOU

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**2748355 Canada Inc. | Block 4S**

Official Plan Amendment, Zoning By-law Amendment, Site Development  
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# SUPPORTING STUDIES SUMMARY

SUPPORTING STUDY	FINDINGS
Noise & Vibration	<p>The report indicated that road traffic will be the primary source of noise for the proposed development and states that the proposed development is feasible from a noise impact perspective and mitigation measures such as appropriate glazing, wall, and door assemblies embedded into the design of the building envelopes may assist. A warning clause to inform the future residents of the potential for occasional audible noise from surrounding commercial properties is recommended.</p>
Transportation	<p>A robust set of TDM measures is recommended for the subject site to facilitate the necessary change in travel behaviour sought for the area and reduce vehicular trips generated by the proposed development.</p> <p>Overall, the subject site is anticipated to generate 427 two-way trips during the AM peak hour (82 inbound and 345 outbound), and 405 two-way trips during the PM peak hour (250 inbound and 155 outbound). Future road connections and transit infrastructure improvements have the potential to alleviate traffic conditions.</p>
Wind	<p>The pedestrian level wind and gust velocity tests determined that wind conditions associated with the proposed development are predicted to be mostly suitable for walking, standing, or better, year-round, under normal to high ambient wind conditions.</p> <p>The study recommends additional mitigation for the main residential entrance along the northern façade of Tower B, as well as a few of the commercial entrances, to achieve comfortable conditions that are suitable for the intended uses throughout the year.</p>
NAV Canada	<p>This analysis determined that the proposed development will not affect runway certifications at both Pearson International and Downsview Airports. Approaches and departure flight procedures at Pearson will also not be affected. Furthermore, the development will not penetrate approaches and departures at Downsview Airport, and vertical clearance for cranes will be adequate.</p>

# SUPPORTING STUDIES SUMMARY

SUPPORTING STUDY	FINDINGS
Sun/Shadow	<p>In relation to the greater context, the shadow impacts from this development are in line with the shadow impacts of other adjacent developments. Though the proposed development does cast shadows onto the parkland associated with the new urban park east of the subject site, these impacts are limited to the late afternoon/evening hours of the March, June, September and December test times. Furthermore, as this proposal primarily consists of slender tower floorplates or oriented in the North-South direction, this allows for faster moving shadows across the site and context to help mitigate prolonged impacts of shadows.</p>
Urban Design Brief	<p>The proposed development intends to become a destination within the VMC and surrounding area, building on the development to the east which is under review (i.e. B3S), the approved development to the northeast (i.e. Festival), and supporting the future development of the southwest quadrant of the VMC overall. The proposed design includes site elements that provide for an activated public realm in the form of a large POPS, improved site connectivity, and a building design which supports built form excellence. Furthermore, proposed landscaping features complement the building design, enhance the pedestrian experience, and improve the overall form and function of the subject site by allocating space for and enabling the use of Low Impact Development features</p>
Parks and Open Space Letter	<p>The letter indicated that an appropriate quantity of parks and open space is being provided, and supports the introduction of the large POPS space.</p>
Arborist and Tree Inventory	<p>This application requires the removal of 12 public trees. Landscape Plans L-001 and L-400 demonstrate that, while 12 public trees are to be removed, the quantity of trees on the subject site will be a net-increase associated with the new development.</p>