

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 5, Report No. 35, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

5. 2748355 CANADA INC. (QUADREAL BLOCK 4S) OFFICIAL PLAN AMENDMENT OP.22.010 ZONING BY-LAW AMENDMENT Z.22.019 SITE DEVELOPMENT DA.22.031 PART OF LOT 5, CONCESSION 5 LANDS TO THE NORTHWEST OF COMMERCE STREET AND INTERCHANGE WAY

The Committee of the Whole (Public Meeting) recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated September 19, 2022, be approved; and**
- 2. That Communication C18, presentation material, from Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, on behalf of the applicant, dated September 16, 2022, be received.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.010 and Z.22.019 and Site Development File DA.22.031 (2748355 Canada Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a future technical report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 19, 2022 **WARD(S):** 4

TITLE: 2748355 CANADA INC. (QUADREAL BLOCK 4S)
OFFICIAL PLAN AMENDMENT OP.22.010
ZONING BY-LAW AMENDMENT Z.22.019
SITE DEVELOPMENT DA.22.031
BLOCK 6 EAST PART OF LOT 5, CONCESSION 5
LANDS TO THE NORTHWEST OF COMMERCE STREET AND
INTERCHANGE WAY

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.22.010, Zoning By-law Amendment File Z.22.019 and Site Development File DA.22.031. The Owner is proposing a mixed-use development consisting of two (2) residential towers comprised of 1,441 residential units and 4,001 square metres of ground floor commercial space. Amendments are required to permit a maximum floor space index (FSI) of 7.79 and maximum building heights of 50- and 55-stories, and to relocate the required 0.2-hectare public square.

Report Highlights

- The Owner is seeking permissions for a mixed-use development consisting of 1,441 residential units and 4,001 square metres of ground floor retail/commercial uses within two (2) 50- and 55-storey residential buildings at a maximum FSI of 7.79
- The Subject Lands contain a privately-owned public space (POPS) located at the southeast corner of the site, as well as a pedestrian mews, which bisects the site diagonally. The Owner is proposed to relocate the required 0.2 hectares public square to the abutting lands to the north, which are part of the Owner's larger landholdings
- The Subject Lands are serviced by two levels of underground parking accessed from the north-south public street (Commerce Street) and a future public east-west street (future Celebration Avenue) which will be delivered through a future Plan of Subdivision
- Amendments to the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') and Zoning By-laws 001-2021 and 1-88 are required to permit the proposal for increased building height, density, and tower floor plate size.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.010 and Z.22.019 and Site Development File DA.22.031 (2748355 Canada Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a future technical report to the Committee of the Whole.

Background

Location: Block 4 South (the 'Subject Lands') is located south of Highway 7, east of Highway 400, and is bound by existing Commerce Street to the immediate north, east and west, with a private road to the south. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: May 4, 2022

Date applications were deemed complete: June 15, 2022

The proposed mixed-use development (the "Development") consists of the following:

- Two (2), 55- and 50-storey mixed use buildings (Building A and B) with podiums ranging between 2- and 7-storeys;

- A maximum FSI of 7.79 times the area of the lot;
- 1,441 residential units including:
 - 459 studio/1-bedroom units (32%)
 - 590 1-bedroom plus den units (41%)
 - 392 2-bedroom units (27%);
- 4,001 square metres of ground floor retail/commercial uses;
- 621 vehicular parking spaces and 882 bicycle parking spaces located in two levels of underground parking;
- Access to the site off of Commerce Street (east) and future Street 'E' (west);
- Approximately 0.51 hectares of POPS (located at the southeast corner of the site) and a publicly accessible pedestrian mews (which bisects the site diagonally from a north-west to south-east direction);
- Realignment of the approved VMCSPP road network, as shown on Schedule C – Street Network of the VMCSPP, in the manner shown on Attachment 3.

Official Plan and Zoning By-law Amendment Applications and a Site Development Application have been submitted to permit the mixed-use development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the development (the 'Development') as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.22.010 to amend the Vaughan Official Plan 2010 (VOP 2010) and Volume 2 of VOP 2010, specifically, the VMCSPP as follows:
 - a) Schedule I - Height and Density Parameters to increase the maximum permitted building height from 25-storeys to 55-storey or 184 metres (Building A) and 50-storeys or 167 metres (Building B), and to increase the maximum permitted FSI of 4.5 to 7.79;
 - b) Schedule D – Major Parks and Open Spaces of the VMCSPP to relocate a 0.2-hectare public square to the lands immediately north of the Subject Lands;
 - c) Policy 8.7.18 to increase the tower floor plate size from 750 square metres to 835 square metres;
 - d) Schedule D - realignment of the approved VMCSPP road network as regards the future north-south road and east-west road (future Doughton Road)
 - e) Schedule K – Site-Specific Policy Areas to identify the Subject Lands as a Site-Specific Policy Area.
2. Zoning By-law Amendment File Z.22.019 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C9 Corporate Centre Zone Exception 9(957)"

and “C10 Corporate Centre Zone Exception 9(957)”, to “C9 Corporate Centre Zone Exception 9(957)”, together with the site-specific zoning exceptions identified in Table 1 of this report; and to amend Zoning By-law 001-2021 to rezone the Subject Lands from “V1 Vaughan Metropolitan Station Zone” V1-S(5-25)-D(2.5-4.5)-635, “V3 Vaughan Metropolitan Centre Neighbourhood Zone” V3-S(3-10)-D(1.5-3)-635, and “V4 Vaughan Metropolitan Centre Employment Zone” V4-S(5-25)-(2.5-4.5)-635 to “V1 Vaughan Metropolitan Centre Station Zone” Exception 635, together with the site-specific zoning exceptions identified in Table 2 of this report.

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

- a) Date the Notice of Public Meeting was circulated: August 26, 2022.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two Notice Signs were installed along Commerce Street and Interchange Way on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and expanded to include residents and landowners within the Expanded Polling Area as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of September 6, 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 in a future technical report to the Committee of the Whole.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the VMCSPP are required to permit the Development

Official Plan Designation (VMCSPP)

- Schedule F – Land Use Precincts
 - The Subject Lands are primarily designated “Station Precinct”, with a small portion of the site designated “West and East Employment Precinct” to the west and “Neighbourhood Precincts” to the south.

- The “Station Precinct” designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, hotel, and retail uses.
 - The “East and West Employment Precinct” designation encourages a mix of office and non-noxious employment uses. Residential uses are not permitted.
 - The “Neighbourhood Precincts” designation shall be developed primarily with residential uses in the form of low-rise, mid-rise, and high-rise buildings. Community amenities, such as schools, parks, and community centers, as well as retail and service commercial uses, are also permitted.
 - In accordance with Section 8.1.5 of the VMCSP, “where the boundary of a land use precinct abuts a planned street, minor modifications to the boundary shall be permitted to align it with the precise location of the street.”
 - As part of the Development (see Attachment 3), the Applicant is proposing to realign the planned road network shown on Schedule C – Street Network of the VMCSP. The precise location, alignment and design of the streets identified on Schedule C shall be determined through the Draft Plan of Subdivision process and in consultation with the Region of York.
 - Accordingly, the Subject Lands shall be interpreted as being within the Station Precinct in its entirety, subject to Council approval of the Draft Plan of Subdivision.
- Schedule I – Height and Density Parameters
 - A maximum building height of 25-storeys and a maximum density of 4.5 FSI is permitted on the Subject Lands.
- Schedule C – Street Network
 - New east-west and north-south local streets (20-22 metres), and widenings of existing Commerce Street are shown traversing the Subject Lands.
 - In accordance with Section 4.3.1 of the VMCSP, “minor modifications to the location and alignment of planned streets are permitted without amendment to this plan, provided the intersections in Schedule C that include a major or minor collector street or arterial street are maintained in their general location.
 - As noted above, the precise location, alignment and design of the streets identified on Schedule C shall be determined through the draft Plan of Subdivision process in consultation with the Region of York.
- Schedule D – Major Parks and Open Spaces
 - A new public square is identified at the northwest corner of the Subject Lands.
- Schedule G – Areas for Office Uses
 - Office uses are permitted on the Subject Lands.
- A maximum tower floor plate size of approximately 750 m² is permitted by Policy 8.7.18 of the VMCSP.

- An amendment to Volume 2, VOP 2010, the VMCSPP is required to permit maximum building heights of 50- and 55-storeys, at an FSI of 7.79 times the area of the lot, and to permit maximum tower floor plate size of up to 835 square metres, to realign the new north-south and east-west roads, to relocation the public square, and to remove the “East-West Employment” and “Neighbourhood Precinct” designations.

Amendments to Zoning By-law 1-88 are required to permit the development

Zoning

- The Subject Lands are dual-zoned “C9 Corporate Centre Zone” and “C10 Corporate Centre Zone”, both of which are subject to Exception 9(957) by Zoning By-law 1-88.
- Both Corporate Centre Zones permit residential and commercial uses.
- Exception 957 provides for a number of site-specific provisions for the Subject Lands and the surrounding lands to the south of Highway 7 that relate to permitted uses, lot and building requirements, and parking.
- The Owner proposes to amend Zoning By-law 1-88 to amend site-specific performance standards on Exception 957 to facilitate the Development as identified on Table 1 and as shown on Attachment 3.

Table 1: Zoning By-law 1-88 Requirements and Proposed Amendments

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone, Exception 9(957) Requirements	C10 Corporate Centre Zone, Exception 9(957) Requirements	Proposed Amendments to C9 Corporate Centre Zone Exception 9(957)
a.	Maximum Residential Density	67 m ² /unit	N/A	93.9 m ² /unit
b.	Maximum Retail	N/A	25% of the Lot Area	No Change
c.	Minimum Lot Frontage	50 m	50 m	No Change
d.	Maximum Height	25 m	15 m	Building A: 184 m (55-storeys) Building B: 167 m (50-storeys)
e.	Minimum Front Yard	3 m	0 m	2 m
f.	Minimum Rear Yard	6 m	3 m	1 m
g.	Minimum Exterior Side Yard	3 m	0 m	2 m
h.	Minimum Interior Side Yard	0 m	0 m	No Change
i.	Build-to-Zone	3-9 m	0-9 m	2 m

			Subject Site is Located in "Build to Zone Exemption Area"	
j.	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney plasters and windows (Maximum)	0.5 m into a required yard		1.5 m
k.	Portions of Buildings Below Grade (Minimum)	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.		0 m
Minimum Parking/Loading Requirements				
l.	Bachelor/1-bedroom	0.7 spaces/unit		0.3 spaces/unit
m.	2-bedroom	0.9 spaces/unit		
n.	3-bedroom	1.0 spaces/unit		
o.	Visitor	0.15 spaces/unit		0.1 spaces/unit
p.	Minimum Number of Accessible Parking Spaces	2 spaces plus 2% of the total number of parking spaces	2 spaces plus 2% of the total number of parking spaces	No Change
q.	Commercial Retail (up to 5,000 m ² GFA)	Varies		1 space/100 m ² GFA
r.	Minimum Parking Space Dimensions	2.7 m by 6.0 m		2.6 m by 5.7 m
s.	Minimum Loading Space Dimensions	9 m long 3.5 m wide, with a vertical clearance of 4.2 m		6 m long, 3.5 m wide, with a

			vertical clearance of 3.5 m
Minimum Bicycle Parking Requirements			
t.	Multi-Unit Residential – Long-Term	0.5 spaces/unit	No Change
u.	Multi-Unit Residential – Short-Term	0.1 spaces/unit	
v.	500 m ² or less	None	
w.	501-2500 m ²	1	
x.	2501-10,000 m ²	2	
y.	Minimum Aisle Width for Bicycle Parking	1.75 m	1.2 m
Landscaping Area			
z.	Where a Commercial Zone Abuts Lands Zoned Open Space	2.4 m	2 m
aa.	Lot Lines Which Abuts a Collector Road Having a Planning Width of 26 m or Greater	6.0 m	2 m

Other 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.

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

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.

Zoning

- The Subject Lands are primarily zoned “Vaughan Metropolitan Centre Station Zone” V1-S(5-25)-D(2.5-4.5)-635, and partially zoned “Vaughan Metropolitan Centre Neighbourhood Zone” V3-S(3-10)-D(1.5-3)-635, and “Vaughan Metropolitan Centre Employment Zone” V4-S(5-25)-(2.5-4.5)-635.
- As identified on Schedule A – Map 31 of Zoning By-law 001-2021, the permitted height is 5 to 25-storeys and the permitted FSI is 2.5 to 4.5 for the V1 Zone; the permitted height is 3 to 10-storeys and the permitted FSI is 1.5 to 3 for the V3 Zone; and the permitted height is 5 to 25-storeys and permitted FSI is 2.5 to 4.5 for the V4 Zone.
- Exception 635 applies to the lands identified in Figure E-1042 of the Zoning By-law 001-2021, including the Subject Lands, with site-specific provisions that relate to permitted uses, lot and building requirements, and parking.
- Section 2.3 – Interpretation of Zone Boundaries and Schedules of the Zoning By-law 001-2021 provides for flexible interpretation of zone boundaries in specific instances, such as consideration of future road(s) being constructed through a draft approved Plan of Subdivision. Consistent with Staff’s interpretation of the VM CSP Land Use Precincts applicable to the Subject Lands, only the “Vaughan Metropolitan Centre Station Zone” V1-S(5-25)-D(2.5-4.5)-635 shall be considered in the planning analysis of the Development at this time.

Table 2: Zoning By-law 001-2021 Requirements and Proposed Amendments

		V1 - Station Precinct Zone-S(5-25)-D(2.5-4.5)- Exception 635	Proposed Amendments to V1 - Station Precinct Zone-S(5-25)-D(2.5-4.5)- Exception 635
a.	Maximum FSI	4.5	7.79
b.	Minimum Lot Frontage	50 m	No Change
c.	Minimum Lot Area	4,000 m ²	No Change
d.	Maximum Height	25-storeys	Building A: 55-storeys (184 m) Building B: 50-storeys (167 m)
e.	Minimum Ground Floor Height	3.5 m	No Change
f.	Maximum Ground Floor Frontage Used for Lobby or	15%	>15%

	Other Common Areas Associated with the Apartment Dwelling		
g.	Minimum Street Wall	9 m	6.5 m (abutting Street 'E' and Doughton Road)
h.	Maximum Balcony Encroachment into the Required Front, Exterior Side or Rear Yard	1.8 m	>1.8 m
Podium and Tower Requirements			
i.	Minimum Podium Height	10.5 m	No Change
j.	Maximum Podium Height	20 m	29 m
k.	Minimum Tower Step-Back	3 m	2 m
l.	Minimum Tower Separation for Residential Towers	25 m	No Change
m.	Minimum Residential Tower Setback from any Rear Lot Line and Interior Side Lot Line	12.5 m	0 m
n.	Maximum Residential Tower Floor Plate	750 m ²	835 m ²
o.	Minimum Front Yard Setback	3 m	0 m
p.	Minimum Rear Yard Setback	1 m	1 m
q.	Minimum Exterior Side Yard Setback	3 m	2 m
r.	Minimum Interior Side Yard Setback	1 m	0 m
s.	Build-to-Zone	3 - 5 m "The build-to zone shall apply to a minimum of 75% of the street"	

		frontage. On any other portion of the lot, only the minimum setback indicated shall apply. Notwithstanding this requirement, on any corner lot, a minimum of 80% shall apply"	2 – 5 m
t.	Maximum Rooftop Mechanical Penthouse Height	5 m	9 m
Minimum Parking Requirements			
u.	All Units	0.4 spaces/unit	0.3 spaces/unit
v.	Visitor	0.15 spaces/unit	0.1 spaces/unit
w.	Accessible Spaces	2 spaces plus 2% of the total number of parking spaces	No Change
x.	Retail (Up to 5,000 m ²)	0.7/100 m ²	1 space/100 m ² GFA
y.	Minimum Setback from a Street Line	1.8 m	0 m
z.	Minimum Parking Space Width	2.7 m	2.6 m
Minimum Bicycle Parking Requirements			
aa.	Multi-Unit Residential – Long-Term	0.8 spaces/unit	0.5 spaces/unit
bb.	Multi-Unit Residential – Short-Term	0.2 spaces/unit	0.1 spaces/unit
cc.	Dwelling Units - 400 or greater	1 Type D, plus 1 Type C	5* (*2 x Type G, 2 x Type C, 1 x Type B)
dd.	Minimum Width of an Aisle Providing Access to a Parking Space	1.75 m	1.2 m
Landscaping Area			
ee.	Minimum Landscape Strip Along an Interior	3 m	2 m

	Side Lot Line or Rear Lot Line Abutting an Open Space		
ff.	Minimum Landscape Strip Abutting a Street Line	3 m	2 m
Amenity Area			
gg.	Minimum Amenity Area	8.0 m ² per unit for first 8 dwellings, and an additional 5.0 m ² for each additional dwelling	1.5 m ² per unit
hh.	Minimum Contiguous Outdoor Amenity Area Located At-Grade	At least one contiguous outdoor amenity area of 55 m ²	None
ii.	Maximum Required Minimum Outdoor Amenity Area Located on a Rooftop or Terrace	20%	100%

Other 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 Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ 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, 2020, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of Amendments to VMCSP and Zoning By-law 1-88 and 001-2021 Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VMCSP will be reviewed in consideration of, but not limited to, the following: 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; 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; the objective of establishing a downtown containing a mix of uses; appropriateness of the proposed road realignment; servicing requirements; built form considerations including: scale and massing, transition, buildings setbacks, tower setbacks building façades, quality of building materials, attractive streetscapes, private amenity areas, podium height, parking, loading and servicing and access locations. ▪ The appropriateness of rezoning the Subject Lands to amend the previously approved site-specific Exception 9(957) (Zoning By-law 1-88) and Exception 635 (Zoning By-law 001-2021), relative to the maximum permitted uses, building heights and densities by the VMCSP, and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner has not submitted a Draft Plan of Subdivision application to facilitate the proposed development at this time. ▪ The Owner has indicated that the surrounding streets to the north (future Celebration Avenue extension), west (future local street realignment), and south (future Doughton Road extension) will be developed through a future Draft Plan of Subdivision (“DPS”) to be submitted at a later date.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (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.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Access	<ul style="list-style-type: none"> ▪ Vehicular access to the Subject Lands is proposed via one full movement driveway on Commerce Street to the east as well as one full movement driveway on the future north-south road (future Street ‘E’) to the west.
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The executed Pre-Application Consultation (PAC) agreement indicates that at least 2 DRP meeting may be required. Should there be substantial revisions that affect the public realm, the Applications must be reviewed by the DRP, prior to the Applications being considered by the Committee of the Whole.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Canadian National Railway (CNR) and other external public agencies and utilities and the Public, Separate, and French School Boards.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ All developments within the VMC are expected to meet or exceed the Silver Threshold Score. ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. As indicated in the Applicant’s Sustainability Performance Metrics Summary letter, the proposed Site Development achieves an overall Bronze score of 43%.
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ 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. Parkland dedication in accordance with the City’s most current policies in conveyance of parkland and/or cash-in-lieu will be required, should the subject Applications be approved.
k.	Parks and Publicly Accessible Open Space (POPS)	<ul style="list-style-type: none"> ▪ 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&OS Brief’) as part of a complete application to ensure that the VMC is equipped with basic

	MATTERS TO BE REVIEWED	COMMENT(S)
		community service needs. The Development will be reviewed in consideration of the submitted P&OS Brief which will determine whether provision of additional parks or facilities are required to serve existing residents, as well as future users as a result of this Development.
l.	The Community Benefits Charges ('CBC') By-law will be applicable	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges ('CBC') (5 or more storeys and 10 or more units). The City will pass a CBC By-law prior to the approval of the proposed Zoning By-law Amendment for the Subject Lands. The CBC By-law is therefore the applicable mechanism used to collect community benefits (and not the City's previous Section 37 policies and guidelines).
m.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to provide affordable housing. ▪ 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.
n.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owner has submitted a Site Development application (DA.22.031) which will be considered concurrently with the Official Plan and Zoning By-law Amendment applications.
o.	Development Charges	<ul style="list-style-type: none"> ▪ The Owner will be required to pay the applicable Development Charges (DCs) in accordance with the Development Charges By-laws of the City of Vaughan and is subject to the Area-Specific Development Charges ('ASDC'), should the Development be approved.

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. The Owner has requested exemption of the Regional Approval for Official Plan Amendment File OP.22.010. At the

time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

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 will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Monica Wu, Planner, VMC Program, ext. 8161.

Attachments

1. Context and Location Map
2. Polling Location Map
3. Site Plan
4. Landscape Plan
5. Context Model
6. Perspective Rendering

Prepared by

Monica Wu, Planner – Policy Planning & Special Programs Department, ext. 8161
Amy Roots, Senior Manager, VMC Program – Policy Planning & Special Programs Department, ext. 8035

Christina Bruce, Director of Policy Planning & Special Programs Department, ext. 8231

Approved by

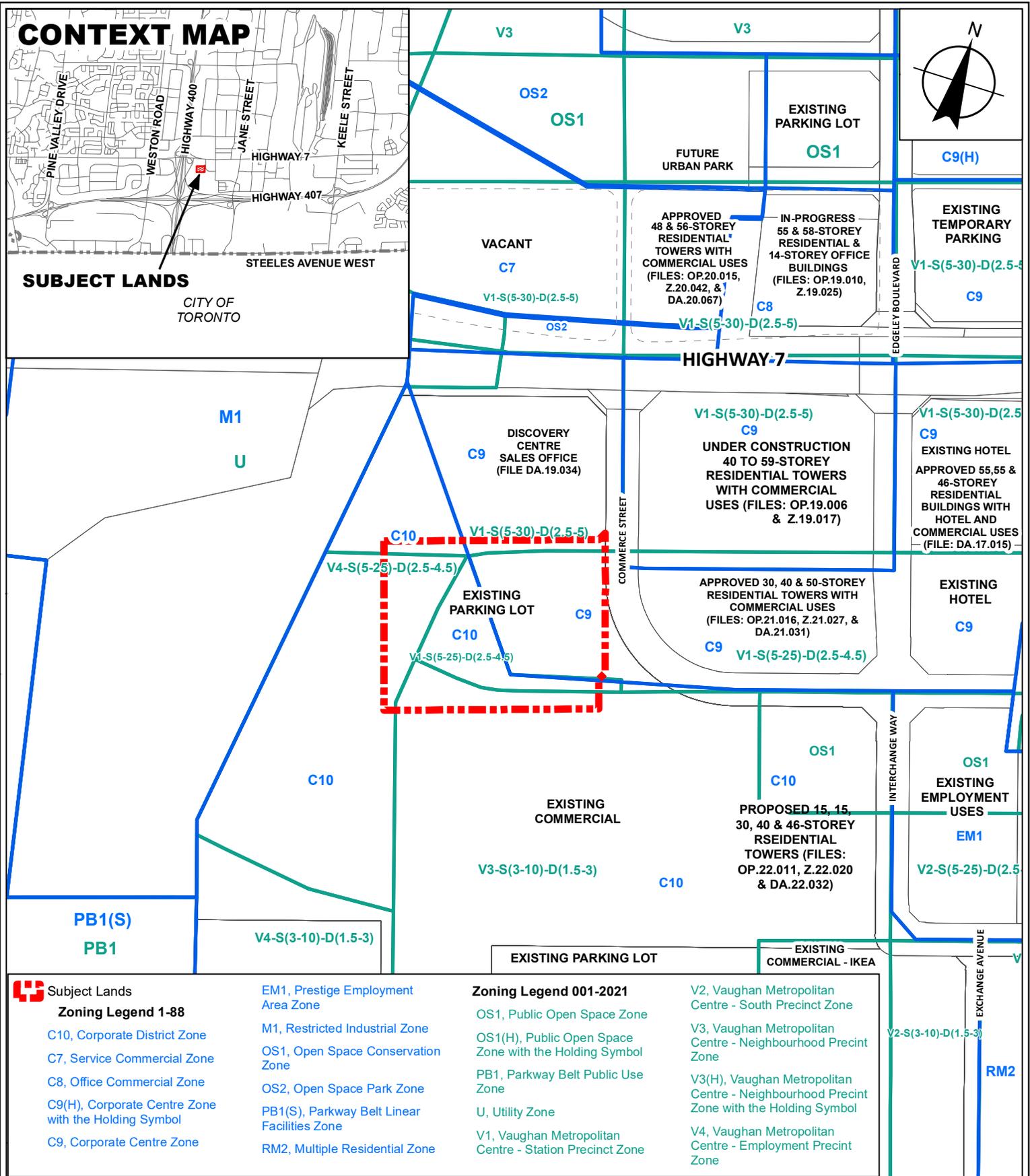


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context and Location Map

LOCATION:
 Part of Lot 5, Concession 5;
 Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291

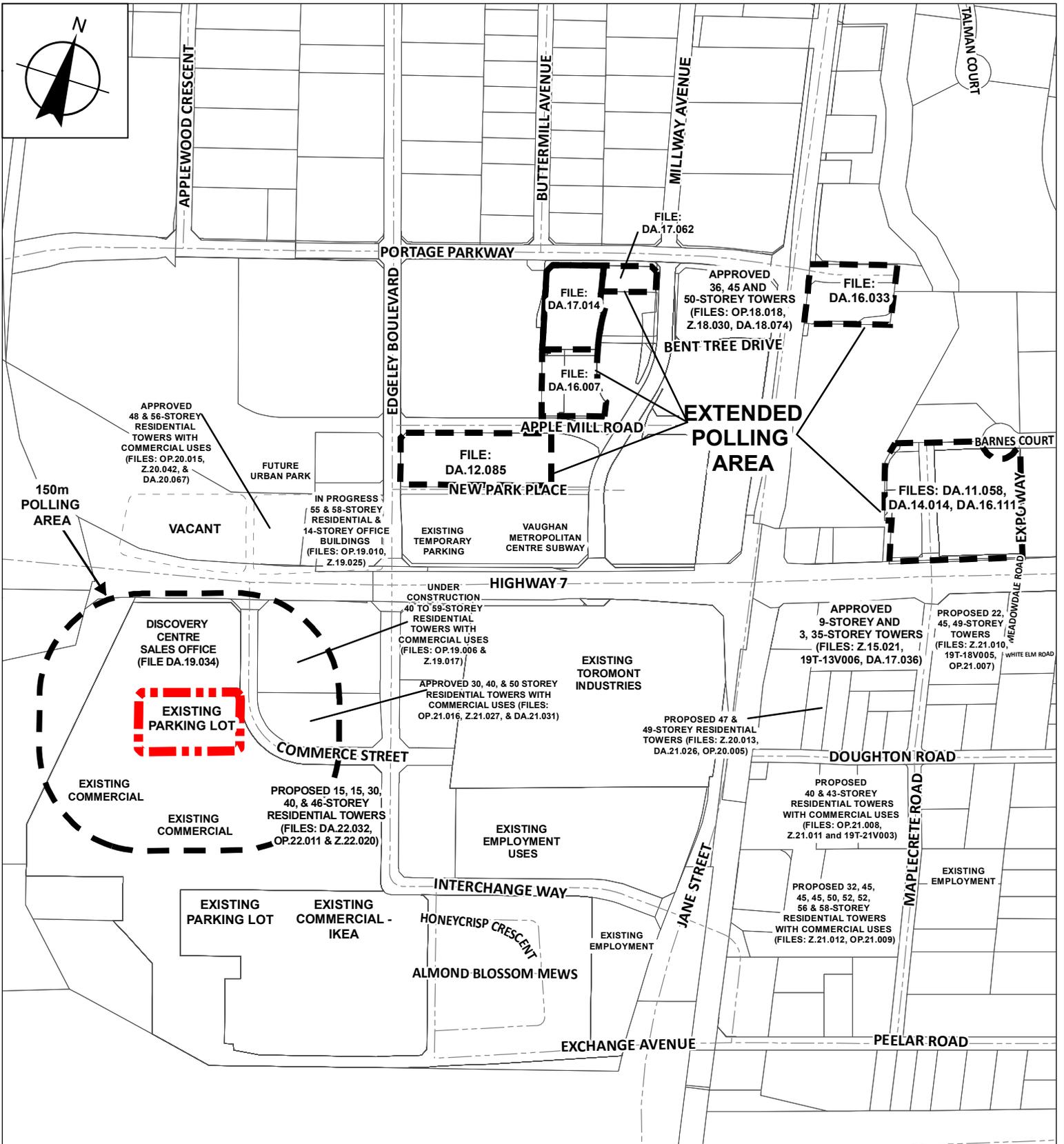
APPLICANT:
 2748355 Canada Inc.



Attachment

FILES:
 OP.22.010, Z.22.019,
 DA.22.031
DATE:
 September 19, 2022

1



 Subject Lands

HIGHWAY 407



Polling Location Map

LOCATION:
Part of Lot 5, Concession 5;
Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291

APPLICANT:
2748355 Canada Inc.



Attachment

FILES:
OP.22.010, Z.22.019,
DA.22.031

DATE:
September 19, 2022

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FUTURE CELEBRATION AVENUE



FUTURE STREET "E"

COMMERCE STREET

VEHICULAR ENTRANCE

VEHICULAR ENTRANCE

PEDESTRIAN MEWS

7-STORY PODIUM

BUILDING "A"
50-STOUREYS

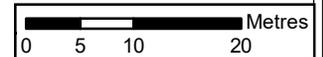
BUILDING "B"
55-STOUREYS

PEDESTRIAN MEWS

P.O.P.S.

 Subject Lands

FUTURE DOUGHTON ROAD



Landscape Plan

LOCATION:
Part of Lot 5, Concession 5;
Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291

APPLICANT:
2748355 Canada Inc.



Attachment

FILES: OP.22.010,
Z.22.019, DA.22.031

DATE: September 19, 2022

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South West Tower B
Tower Plate Area:
835 sqm

North East Tower A
Tower Plate Area:
835 sqm

HIGHWAY 400 RAMP

HIGHWAY 7

55 Storeys
174.50 m

50 Storeys
159.50 m

2 Storeys
11.00 m

7 Storeys
29.00 m

6 Storeys
26.00 m

7 Storeys
29.00 m

2 Storeys
11.00 m

2 Storeys
11.00 m

Not to Scale

Context Model

LOCATION:
Part of Lot 5, Concession 5;
Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291

APPLICANT:
2748355 Canada Inc.



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TOWER B
55-STOOREYS

TOWER A
50-STOOREYS

Not to Scale

Perspective Rendering

LOCATION:
Part of Lot 5, Concession 5;
Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291

APPLICANT:
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