

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development Planning Department  
**Date:** December 02, 2022  
**Name of Owner:** VMC GP INC.  
**Location:** 3201 Highway 7  
**File No.(s):** A279/22

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**Proposed Variance(s) (By-law 1-88):**

- 1) To permit a residential parking ratio of 0.25 spaces per all types of units based on 1844 units to provide 461 parking spaces.  
To permit a minimum of 286 shared parking spaces for Mixed Use Development in the Vaughan Metropolitan Centre.  
Thus, a minimum of 461 residential parking spaces will be provided and 286 shared parking spaces will be provided for a total of 747 parking spaces for the site.

**By-Law Requirement(s) (By-law 1-88):**

- 1) A minimum parking requirement as follows is required:  
Apartment Dwelling: Bachelor/1 Bedroom 0.7/unit  
2 Bedrooms 0.9/unit  
3 Bedrooms 1.0/unit

1844 Units requires a minimum of 1429 parking spaces;

1844 Units requires a minimum of 277 visitor parking spaces;

788 sqm of retail G.F.A requires a minimum of 16 parking spaces;

4973.3 sqm of Office G.F.A requires a minimum of 75 parking spaces.

Applying Parking Standards for Mixed-Use Development in the Vaughan Metropolitan Centre; Section 3.8.1 c)

A minimum of 307 shared parking spaces would be required for Residential Visitors, Retail and Office Uses.

Thus, 1429 Residential Parking Spaces would be required and 307 shared parking spaces for a total of 1736 Parking spaces under this Section.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct" by Volume 2, Section 11.12 Vaughan Metropolitan Centre ('VMC') Secondary Plan, and subject to Site-Specific Policy 9.3.13, Area K, as amended

**Comments:**

VMC GP Inc. (the 'Owner') is requesting permission to reduce the minimum residential parking ratio to 0.25 spaces per all unit types (1844 units) equaling a total of 461 parking spaces.

The Owner acquired the lands from 1966711 Ontario Inc. and assumed responsibility of existing Site Development File DA.17.015 (conditionally approved by Council in June 2018). The original proposal (the "original development") contemplated a mixed-use development with a total of 1,649 residential units. The original development consisted of two 55-storey residential towers, and a 46-storey building containing a 17-storey hotel, 29-storeys for residential uses, a banquet hall and convention centre, and commercial retail space. A resubmission of Site Plan Application File DA.17.015 filed on September 23, 2022, proposes the following changes, which include but are not limited to the following:

-Three residential towers with maximum building heights of 55, 46, and 40 storeys atop a connected 1 to 5-storey podium;

- 788.80 m<sup>2</sup> of retail ground floor area ('GFA') within the podium of the south tower;
- 125,000.30 m<sup>2</sup> of residential GFA and 1,844 residential units;
- 4,337.50 m<sup>2</sup> of amenity area, including 1,596 m<sup>2</sup> of outdoor space; and
- Three levels of underground parking with a total of 747 parking spaces, including 5 short-term surface parking spaces

Vaughan Council approved the original development via Site Development file DA.17.015 on June 19, 2018, to facilitate 6 levels of underground parking containing 1,796 parking spaces. On June 27, 2019, Committee of Adjustment approved Minor Variance file A136/18 reducing the required parking from 1,966 to 1,778 spaces for the overall development. Similarly, on June 30, 2021, Committee of Adjustment approved Minor Variance File 124/21, permitting a parking reduction of 660 spaces for residential uses, calculated at a rate of 0.4 spaces per unit. The Subject Lands are deemed to be transitioned under Zoning By-law 001-2021. Thereby, Development Planning and the VMC Program are reviewing this conformity exercise based on the parking provisions in Zoning By-law 1-88.

The Subject Lands are within the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'). The vision of the VMCSP is to create a downtown area with a high population density guided by principles such as being transit-oriented, walkable, and accessible. Within the VMCSP, it is stated that transit-supportive parking standards for residential and non-residential uses are to be adopted by the City to facilitate development within the VMC and encourage non-automobile travel. To assist in implementing this policy direction, Section 3.8.1 of By-law 1-88 includes parking requirements recognizing the VMC as a high density and transit-orientated area. Development Planning and the VMC Program Staff are of the opinion that a parking rate of 0.25 spaces per unit effectively utilizes existing infrastructure and is considered desirable and appropriate for the development of the land as it will encourage high-order transit and be aligned with the standards established in VMCSP to help support high-density development.

In support of this minor variance application the Owner has submitted a Transportation Impact Study, prepared by BA Group, dated September 21, 2022, and a Planning Opinion Letter, prepared by Malone Given Parsons, dated October 4, 2022. Development Planning staff has no objection to the requested variance, as the Transportation Engineering Department of the VMC Program are of the opinion that the proposed rate of 0.25 parking spaces per unit will be adequate to support the needs of the development and contribute to the advancement of a transit-oriented downtown community.

The Development Planning Department has reviewed the application and is of the opinion that it is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department recommends approval of the application, subject to the following condition.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

1. THAT Site Development File DA.17.015 be drafted approved and endorsed by Vaughan Council, to the satisfaction of the VMC Program.

**Comments Prepared by:**

Roberto Simbana, Planner I  
David Harding, Senior Planner  
Natalie Wong, Senior Planner, VMC Program