

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 29, 2022

Item 2, Report No. 40, of the Committee of the Whole (Public Meeting), which was adopted without amendment by the Council of the City of Vaughan on November 29, 2022.

**2. 1834371 ONTARIO INC. OFFICIAL PLAN AMENDMENT OP.22.009
ZONING BY-LAW AMENDMENT Z.22.018 DRAFT PLAN OF
SUBDIVISION 19T-13V006 - 2951-2957 HIGHWAY 7 AND 180
MAPLECRETE ROAD SOUTHWEST OF HIGHWAY 7 AND
MAPLECRETE ROAD**

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, dated November 22, 2022, be approved;**
- 2. That the Communication C14 from Tony Volpentesta, Bousfields Inc., Church Street, Toronto, on behalf of the applicant, dated November 21, 2022, be received; and**
- 3. That the following Communications be received;**
 - C15. Joseph Caricari, Carcari Lee Architects Inc., Miranda Avenue, Toronto, dated November 21, 2022**
 - C19. Memorandum from the Deputy City Manager, Planning & Growth Management, dated November 21, 2022.**

Recommendations

- 1. THAT the Public Meeting report for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.22.009, Z.22.018 and 19T-13V006 (1834371 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 22, 2022

WARD: 4

TITLE: 1834371 ONTARIO INC.

OFFICIAL PLAN AMENDMENT OP.22.009

ZONING BY-LAW AMENDMENT Z.22.018

DRAFT PLAN OF SUBDIVISION 19T-13V006

2951-2957 HIGHWAY 7 AND 180 MAPLECRETE ROAD

SOUTHWEST OF HIGHWAY 7 AND MAPLECRETE ROAD

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.22.009, Zoning By-law Amendment File Z.22.018, and proposed amendments to the previously approved Draft Plan of Subdivision File 19T-13V006. As shown on Attachments 3 to 7, the Owner is proposing a mixed-use development consisting of five (5) apartment buildings ranging from 25 to 49-storeys in height and a total of 2,176 dwelling units, commercial and retail uses, a stratified Public Square, a privately owned publicly accessible open space ('POPS'), and new north-south and east-west local roads.

Report Highlights

- The Owner proposes to amend previously approved Draft Plan of Subdivision File 19T-13V006 to create three (3) mixed-use development blocks, a park block, a POPS block, and public roads
- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') and Zoning By-laws 1-88 and 001-2021 to permit a mixed-use development consisting of five (5) residential buildings ranging in height from 25 to 49-storeys, a total of 2,176 residential units, a combined non-residential GFA of 5,520 m², a stratified Public Square, and a POPS.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program Division of the Policy Planning & Special Programs Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Files OP.22.009, Z.22.018 and 19T-13V006 (1834371 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

Background

Location: 2951-2957 Highway 7 and 180 Maplecrete Road (the 'Subject Lands') are located southwest of the intersection of Highway 7 and Maplecrete Road. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: January 18, 2022

Date applications were deemed complete: Official Plan Amendment and Zoning By-law Amendment Files OP.22.009 and Z.22.018 were deemed complete on June 10, 2022. A formal letter advising of a forthcoming resubmission to amend the previously approved Draft Plan of Subdivision File 19T-13V006 was received on October 21, 2022.

As shown on Attachments 4 to 7, the Owner is proposing a mixed-use development (the 'Development') which consists of:

- five (5) apartment buildings with heights of 39, 45, 49, 25 and 30-storeys (Buildings A, B, C, D and E respectively) situated on podiums ranging from 3 to 8-storeys in height
- a total gross floor area ('GFA') of 173,347 m²
 - 167,827 m² of residential GFA
 - 3,549 m² of commercial GFA located on two floors within Building C

- 1,971 m² of ground-floor retail uses located primarily along Highway 7
- a maximum FSI of 9.40 times the area of the lot
- a total of 2,176 residential units including:
 - 1,228 one-bedroom units (56%)
 - 815 two-bedroom units (37%)
 - 133 three-bedroom units (6%)
- 1,611 vehicular parking spaces (1,600 underground and 11 surface parking) and 1,324 bicycle parking spaces
- a portion of a (stratified) Public Square
- a POPS with an area of 1,210 m²
- new east-west and north-south local roads

Official Plan Amendment, Zoning By-law Amendment Applications have been submitted to permit the proposed Development

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development as shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.22.009 to amend the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'), on the Subject Lands as shown on Attachment 1, as follows:
 - a) re-designate the entirety of the Subject Lands to "Station Precinct"
 - b) increase the maximum permitted building height from 35 to 49-storeys
 - c) increase the maximum FSI from 5.5 to 9.40 times the area of the lot
 - d) delete an east-west mews at the west edge of the property boundary
 - e) increase the maximum residential floorplate size from 750 m² to 850 m²
 - f) increase the maximum podium height from 6 to 8-storeys
 - g) permit a maximum of 2,176 residential dwelling units
 - h) permit a 0.2 ha Public Square to be located at the southwest limits of the Subject Lands, and to permit a stratified title arrangement for four (4) levels of parking below the Public Square

Additional amendments to the VMCSP may be identified through the ongoing review of the subject Official Plan Amendment application.

2. Zoning By-law Amendment File Z.22.018 to amend:
 - a) Zoning By-law 1-88, as amended, to rezone the Subject Lands from "C9(H) Corporate Centre Zone with a Holding Symbol "(H)" subject to

Exception 9(1402)” and “OS2(H) Open Space Park Zone with a Holding Symbol “(H)” subject to Exception 9(1402)”, to “C9(H) Corporate Centre Zone with a Holding Symbol “(H)” subject to site-specific Exceptions” and “OS2(H) Open Space Park Zone with a Holding Symbol “(H)” subject to site-specific Exceptions”

- b) Zoning By-law 001-2021 to rezone the Subject Lands from “V1-S(5-30)-D(2.5-5)(H) Vaughan Metropolitan Centre Zone with a Holding Symbol “(H)”, subject to Exceptions 14(1031) and 14(1118)” and “OS1(H) Open Space Zone with a Holding Symbol “(H)” subject to Exceptions 14(1031) and 14(1118)”, to “V1-S(5-49)-D(2.5-9.40) Vaughan Metropolitan Centre Zone, subject to site-specific Exceptions” and “OS1 Open Space Zone, subject to site-specific Exceptions”

The Owner is proposing to amend the Council approved Draft Plan of Subdivision (File 19T-13V006) to facilitate a new mixed-use development

On January 30, 2018, City of Vaughan Council approved Draft Plan of Subdivision File 19T-13V006, which consisted of three (3) mixed-use development blocks, a stratified public square, two (2) stratified local roads, a woonerf/flex street, and a mews.

The Owner is now seeking to amend this approved plan to align with the proposed Development. The revised Draft Plan as shown on Attachment 3 consists of the following:

| Blocks | Land Use | Area (ha) | Units |
|---------|---------------------|-----------|-------|
| Block 1 | Mixed Use Block | 0.563 | 976 |
| Block 2 | Mixed Use Block | 0.285 | 534 |
| Block 3 | Mixed Use Block | 0.435 | 666 |
| Block 4 | Strata Park | 0.167 | |
| Block 5 | POPS | 0.121 | |
| Block 6 | Road Widenings | 0.024 | |
| | Roads (20 m R.O.W.) | 0.416 | |
| Total | | 2.011 ha | 1,276 |

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

- a) Date the Notice of Public Meeting was circulated: October 28, 2022.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two (2) Notice Sign were installed along Highway 7 and

Maplecrete Road 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 as shown on Attachment 2, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of November 8, 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.

Previous Reports/Authority

[Item 1, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 30, 2018](#)

Analysis and Options

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

Official Plan Designation (VM CSP):

- Schedule F – Land Use Precincts designates the Subject Lands as “Station Precinct” and “Neighbourhood Precinct”.
 - Station Precinct permits a broad mix of uses including residential (i.e. high-rise and mid-rise buildings), park, retail, service commercial, and public uses.
 - Neighbourhood Precinct permits primarily residential uses complemented by community amenities and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise buildings types.
- Schedule C – Street Network identifies north-south and east-west local roads (20-22 m), and an east-west pedestrian mews (15-17 m) on the Subject Lands.
- Schedule D identifies a Public Square on the Subject Lands
- Schedule G permits Office uses on the Subject Lands
- Schedule H recommends that retail, service commercial or public use frontages be located at the northeast corner of Highway 7 and Maplecrete Road, and along Maplecrete Road.
- Schedule K identifies the Subject Lands are subject to Site-Specific Policy Area “O”, which provides:
 - the maximum permitted building height is 35-storeys

- the maximum permitted density is 5.5 times the area of the lot
- the Subject Lands require a 0.25 ha Public Square
- the maximum height of high-rise building podiums shall generally be 6-storeys in the Station Precinct per VMCSPP Policy 8.7.17.
- a maximum tower floor plate of 750 m² is permitted by VMCSPP Policy 8.7.18
- entrances to parking and servicing areas generally shall be on local streets, mews and/or laneways per VMCSPP Policy 8.8.1

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

Zoning:

- the Owner proposes to delete Exception 9(1402) from the Subject Lands in its entirety, and rezone the Subject Lands to a “C9(H) 9(XXXX) Exception Zone” and “OS2(H) 9(XXXX) Exception Zone” as shown on Attachment 4
- the Owner is proposing an “OS2 9(XXXX) Exception Zone” that adds an underground parking structure as a permitted use
- the Owner is proposing a “C9 9(XXXX) Exception Zone” which seeks to permit the following site-specific exceptions:

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Parent Zone Requirement | Proposed Exceptions to the C9 Corporate Centre Zone Requirement |
|----|-------------------------------------|--|--|
| a. | Definition of a “Lot” | Means a parcel of land fronting on a street | The Subject Lands are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of a plan of subdivision, 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 this By-law |

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Parent Zone Requirement | Proposed Exceptions to the C9 Corporate Centre Zone Requirement |
|----|--------------------------------------|--|--|
| b. | Minimum Parking Requirements | <p>Residential (Bachelor/1-bedroom) 0.7 spaces/unit x 1228 units = 860 spaces</p> <p>(2-bedroom) 0.9 spaces/unit x 815 units = 734 spaces</p> <p>(3-bedroom) 1.0 spaces/unit x 133 units = 133 spaces</p> <p>Visitor 0.15 spaces/unit x 2,176 units = 327 spaces</p> <p>Commercial/Retail 2.5 spaces/100 m² x 5,520 m² = 138 spaces (minimum)</p> <p>Total Parking Required = 2,192 spaces</p> | <p>Residential 0.57 spaces/unit x 2,176 units = 1,241 spaces</p> <p>Visitor 0.15 spaces/unit x 2,176 units = 327 spaces</p> <p>Commercial Office 0.5 spaces/100 m² x 3,549 m² = 18 spaces</p> <p>Retail 0.7 spaces/100 m² x 1,971 m² = 14 spaces</p> <p>Total Parking Proposed = 1,611</p> |
| c. | Front Yard Setback | <p>Non-Residential – 0.0 m</p> <p>Residential – 3.0 m</p> | 1.0 m |
| d. | Interior Side Yard Setbacks | <p>Non-Residential – 0.0 m</p> <p>Residential – 0.0 m</p> | 8.4 m |
| e. | Exterior Side Yard Setbacks | <p>Non-Residential – 0.0 m</p> <p>Residential – 3.0 m</p> | 1.5 m |
| f. | Rear Yard Setbacks | <p>Non-Residential – 0.0 m</p> <p>Residential – 3.0 m</p> | 0.0 m |
| g. | Minimum Bicycle Parking Requirements | Where the application of bicycle parking standards results in part of bicycle space being required, a full bicycle parking space shall be required. Long-term bicycle parking spaces shall be accessed by a two-way aisle measuring a minimum of 1.75 m in width | Long-term Multi-Unit Residential bicycle parking spaces shall be located in the provided individual unit storage lockers or in other secure locations within the building or underground parking garage |

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Parent Zone Requirement | Proposed Exceptions to the C9 Corporate Centre Zone Requirement |
|----|-------------------------------------|---|--|
| h. | Loading Space Requirements | Two (2) loading spaces required | 1 loading space / 1,400 m ² of commercial or retail use GFA |
| i. | Minimum Amenity Area | N/A for C9 Zone | 4.0 m ² / dwelling unit |
| j. | Portions of Buildings Below Grade | From the front and exterior lot lines to the nearest part of a building below finished grade shall be 1.8 m. For interior side lot line and the rear lot line to the nearest part of a building below finished grade shall be 0.0 m | Minimum setback from the front lot line (Maplecrete Road) to the nearest part of the building below finished grade shall be 0.0 m |
| k. | Minimum Landscape Strip | 6.0 m along a street line adjacent to a Collector Road having a planned width of 26 m or greater. 3.0 m along a street line adjacent to all other street lines. | 0.0 m along Highway 7 1.1 m along Maplecrete Road |
| l. | Maximum Building Height | 25 m | Tower A – 39-storeys (123 m) Tower B – 45-storeys (141 m) Tower C – 49-storeys (156 m) Tower D – 25-storeys (81.5 m) Tower E – 30-storeys (95 m) <ul style="list-style-type: none"> • Mechanical penthouse may exceed maximum building heights by 8.0 m; • Architectural expressions may exceed the maximum building heights by 10.0 m; Building elements which must necessarily be located above the mechanical penthouse (window washing equipment, chimneys, boiler flues and stacks) are permitted. |
| m. | Permitted Uses | Long-Term Care Facility and Supportive Living Facility are not permitted | All uses per Section 5.10, a Long-Term Care Facility and Supportive Living Facility |

| | Zoning By-law 1-88 Standards | C9 Corporate Centre Parent Zone Requirement | Proposed Exceptions to the C9 Corporate Centre Zone Requirement |
|----|-------------------------------------|--|--|
| n. | Maximum Number of Dwelling Units | N/A | 2,180 Dwelling Units |
| o. | Density | N/A | 9.40 times the Area of the Lot |
| p. | Total GFA | N/A | 173,400 m ² |

Additional zoning exceptions may be identified through the ongoing 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 Comprehensive Zoning By-law 001-2021 ('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 Owner proposes to delete Exceptions 9(1031) and 9(1118) from the Subject Lands in its entirety, and rezone the Subject Lands to "V1-S(5-49)-D(2.5-9.40) 9(XXXX) Exception Zone" and "OS1 9(XXXX) Exception Zone" as shown on Attachment 4
- the Owner is proposing an "OS2 14(XXXX) Exception Zone" that adds an underground parking structure as a permitted use
- the Owner is proposing a "V1-S(5-49)-D(2.5-9.40) 14(XXXX) Exception Zone" which seeks to permit the following site-specific exceptions:

| | Zoning By-law 001-2021 Standards | V1 Vaughan Metropolitan Centre Station Zone Requirement | Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement |
|----|---|---|---|
| a. | Definition of Amenity Area | Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive | Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational |

| | Zoning By-law 001-2021 Standards | V1 Vaughan Metropolitan Centre Station Zone Requirement | Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement |
|----|---|--|--|
| | | recreational uses for residents of a dwelling or building with residential uses | uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit |
| b. | Definition of Building Height | The vertical distance measured from established grade to: in the case of a flat roof, the highest point of the roof surface or parapet, whichever is the greater | The maximum height shall be the number of metres measured above the ground floor for all buildings and structures. |
| c. | Minimum Parking Standards | <p>Residential 0.4 spaces/unit x 2,176 units = 871 spaces</p> <p>Visitor 0.15 spaces/unit x 2,176 units = 327 spaces</p> <p>Office 0.5 spaces/100 m² x 3,549 m² = 18 spaces</p> <p>Retail 0.7 spaces/100 m² x 1,971 m² = 14 spaces</p> <p>Total Parking Proposed = 1,230</p> | <p>Residential 0.57 spaces/unit x 2,176 units = 1,241 spaces</p> <p>Visitor 0.15 spaces/unit x 2,176 units = 327 spaces</p> <p>Commercial Office 0.5 spaces/100 m² x 3,549 m² = 18 spaces</p> <p>Retail 0.7 spaces/100 m² x 1,971 m² = 14 spaces</p> <p>Total Parking Proposed = 1,611</p> |
| d. | Loading Space Requirements | Residential – 1 Type D plus 1 Type C | 1 loading space / 1,400 m ² of commercial or retail use GFA |
| e. | Maximum Building Height | 30-storeys | <p>Tower A – 39-storeys (123 m)</p> <p>Tower B – 45-storeys (141 m)</p> <p>Tower C – 49-storeys (156 m)</p> <p>Tower D – 25-storeys (81.5 m)</p> <p>Tower E – 30-storeys (95 m)</p> <ul style="list-style-type: none"> • Mechanical penthouse may exceed maximum building heights by 8.0 m; |

| | Zoning By-law 001-2021 Standards | V1 Vaughan Metropolitan Centre Station Zone Requirement | Proposed Exceptions to the V1 Vaughan Metropolitan Centre Station Zone Requirement |
|----|---|--|---|
| | | | <ul style="list-style-type: none"> Architectural expressions may exceed the maximum building heights by 10.0 m; Building elements which must necessarily be located above the mechanical penthouse are permitted. |
| f. | Front Yard Setback | 3 m | 1.0 m |
| g. | Interior Side Yard Setbacks | 1 m | 8.4 m |
| h. | Exterior Side Yard Setbacks | 3 m | 1.5 m |
| i. | Rear Yard Setback | 1 m | 0.0 m |
| j. | Maximum Number of Dwelling Units | N/A | 2,176 Dwelling Units |
| k. | Density | 5.0 times the Area of the Lot | 9.40 times the Area of the Lot |
| l. | Total GFA | N/A | 173,400 m ² |
| m. | Maximum Residential Tower Floor Plate | 750 m ² | 850 m ² |

Additional zoning exceptions may be identified through the ongoing 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 has identified the following matters to be reviewed in greater detail

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|---|--|
| a. | Conformity and Consistency with Provincial Policy, 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 | COMMENTS |
|----|---|--|
| b. | Appropriateness of Amendments to VMCSP and Zoning By-laws 1-88 and 001-2021 | <ul style="list-style-type: none"> ▪ the appropriateness of the amendments to the VMCSP will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> ○ 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 ○ appropriateness of the built-form, building heights 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; a variety of housing, a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system, a high quality of urbanity and design, and a generous and remarkable open space system ○ built-form considerations including: scale and massing, transition, setbacks, building façades, materiality, attractive streetscapes, amenity areas, podium height, parking, loading and servicing and access locations ▪ the appropriateness of the proposed amendments to the VMCSP and Zoning By-laws and site-specific exemptions will be reviewed in consideration of the existing and planned surrounding land uses |
| c. | 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.v 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 |
| d. | Allocation and Servicing | <ul style="list-style-type: none"> ▪ water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If 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 |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--|---|
| e. | Urban Design Guidelines | <ul style="list-style-type: none"> the Development will be reviewed in consideration of the City-Wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Streetscape and Open Space Plan and the VMC Urban Design Guidelines, supplemented by the City of Vaughan City-wide Urban Design Guidelines |
| f. | Design Review Panel ('DRP') | <ul style="list-style-type: none"> the DRP must review the Applications prior to proceeding to the Committee of the Whole. A DRP meeting is scheduled for November 24, 2022. |
| g. | Public Agency/Municipal Review | <ul style="list-style-type: none"> the Applications must be reviewed by York Region, Toronto and Region Conservation Authority, other external public agencies, utilities, along with the various School Boards |
| h. | Sustainable Development | <ul style="list-style-type: none"> the Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program as part of future Draft Plan of Subdivision and/or Site Development Applications. All developments within the VMC are expected to meet or exceed the Silver Threshold Score |
| i. | 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 By-law. Parkland contributing to a Public Square is located at the southwest limits of the Subject Lands. A POPS is proposed central to the Development. The remaining parkland contribution to be via Cash-in-Lieu in accordance with the City's Cash-in-Lieu Policy |
| j. | 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). |
| k. | Affordable Housing | <ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to provide affordable housing. |

| | MATTERS TO BE REVIEWED | COMMENTS |
|----|--------------------------|--|
| | | <ul style="list-style-type: none"> 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 |
| I. | 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. |
| m. | Access to Adjacent Lands | <ul style="list-style-type: none"> The Owner will be required to demonstrate that sufficient vehicular access will be provided to the property immediately west of the Subject Lands (7725 Jane Street) |

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.22.009. Per York Region's letter dated October 21, 2022, the request to exempt the proposed Official Plan Amendment from Regional approval is not supported at this time. 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 Matthew Peverini, Senior Planner, VMC Program, ext. 3636.

Attachments

1. Context and Location Map
2. Polling Location Map
3. Proposed Amended Draft Plan of Subdivision
4. Site Plan and Proposed Rezoning
5. Elevations (North and East)
6. Elevations (South and West)
7. Isometric Rendering

Prepared by

Matthew Peverini, VMC Senior Planner, ext. 3636

Gaston Soucy, Senior Manager of Planning and Urban Design, ext. 8266

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

Approved by

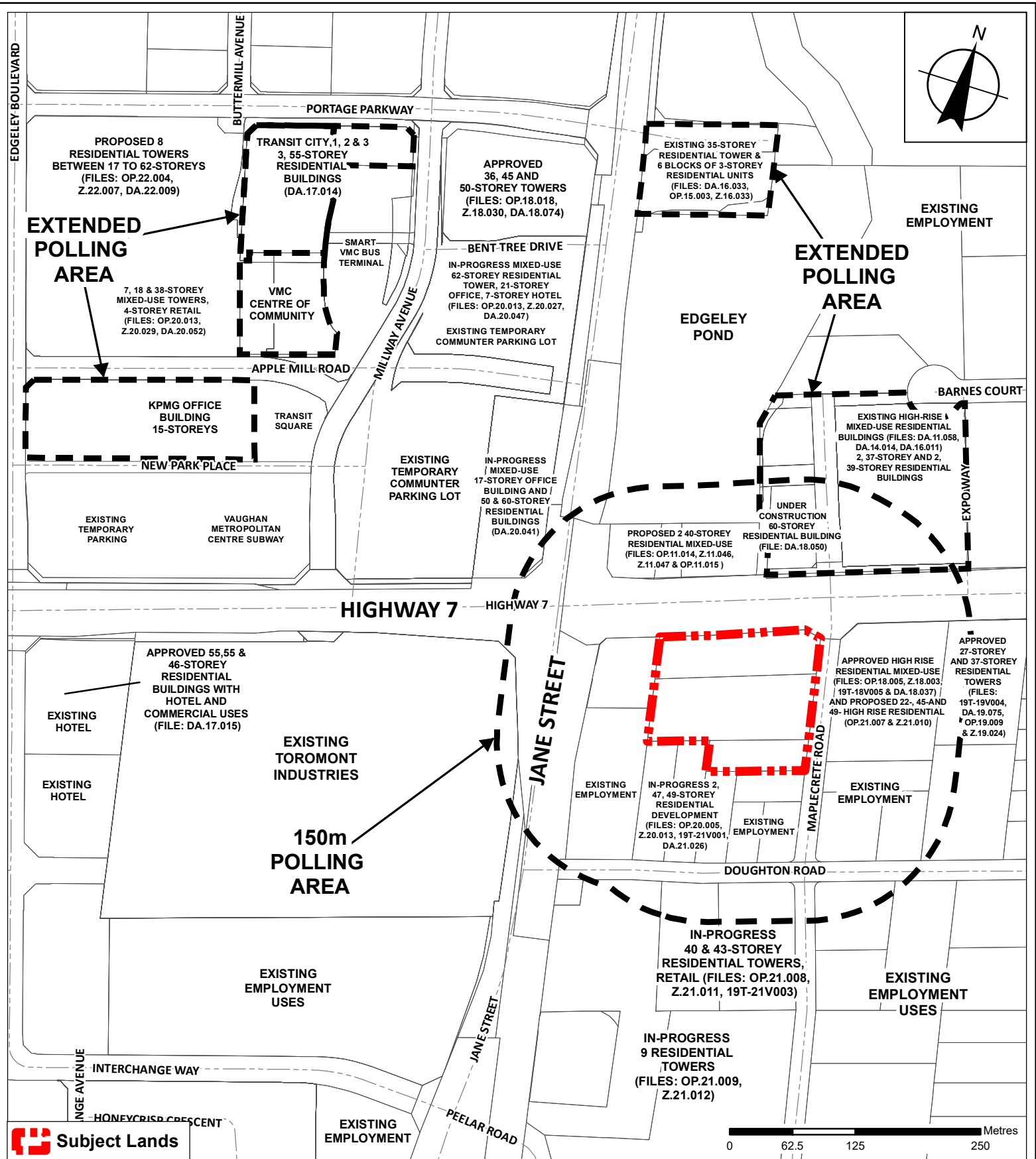


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Polling Location Map

LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road;
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

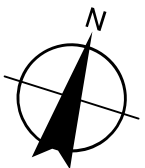


Attachment

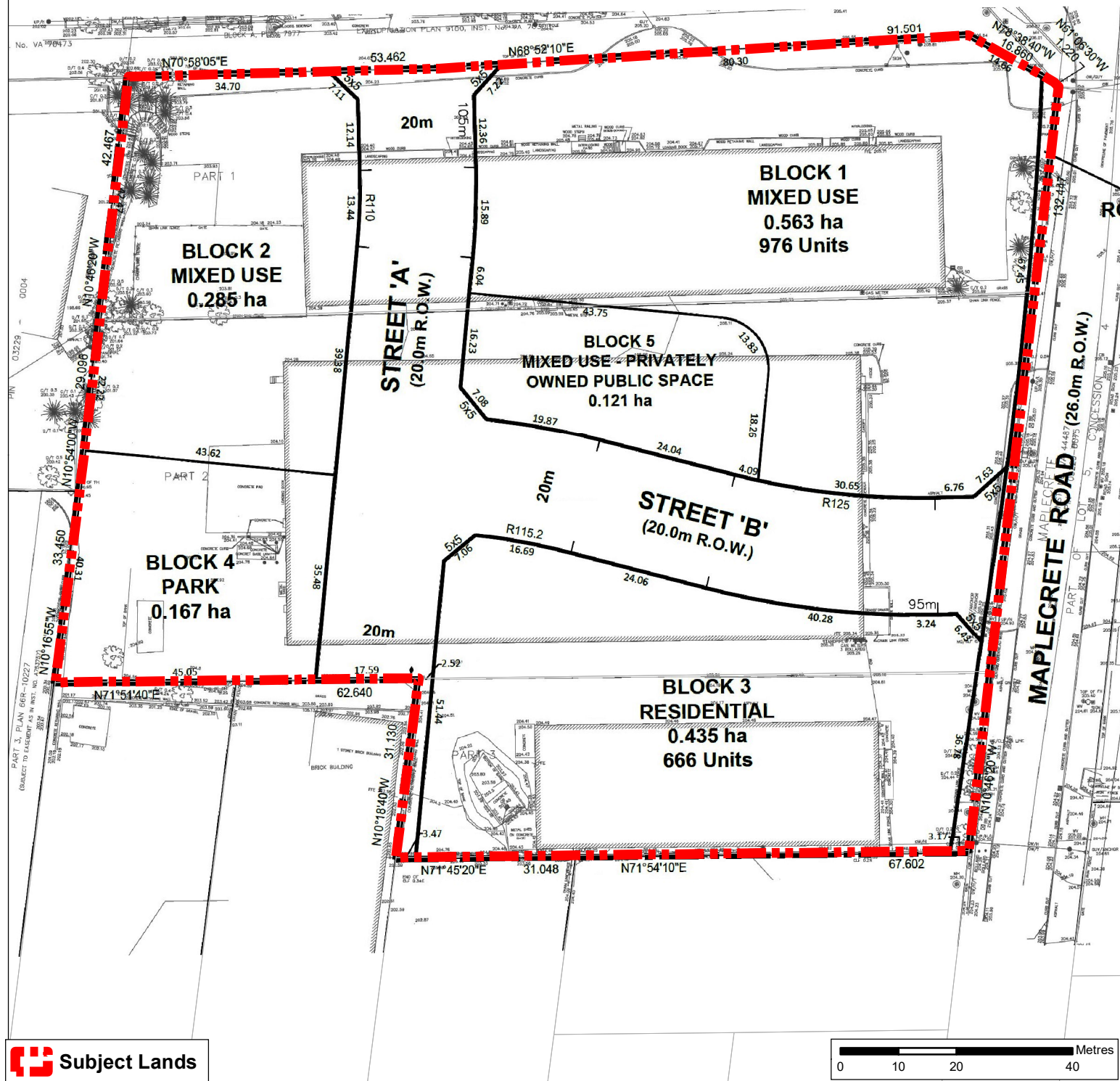
FILES:
OP.22.009 and
Z.22.018

DATE:
November 22, 2022

2



HIGHWAY 7



Proposed Amended Draft Plan of Subdivision

LOCATION: 2951-2957 Highway 7 and
180 Maplecreek Road; Part of Lot 5, Concession 4

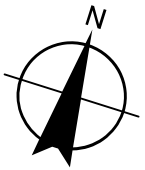
APPLICANT: 1834371 Ontario Inc.



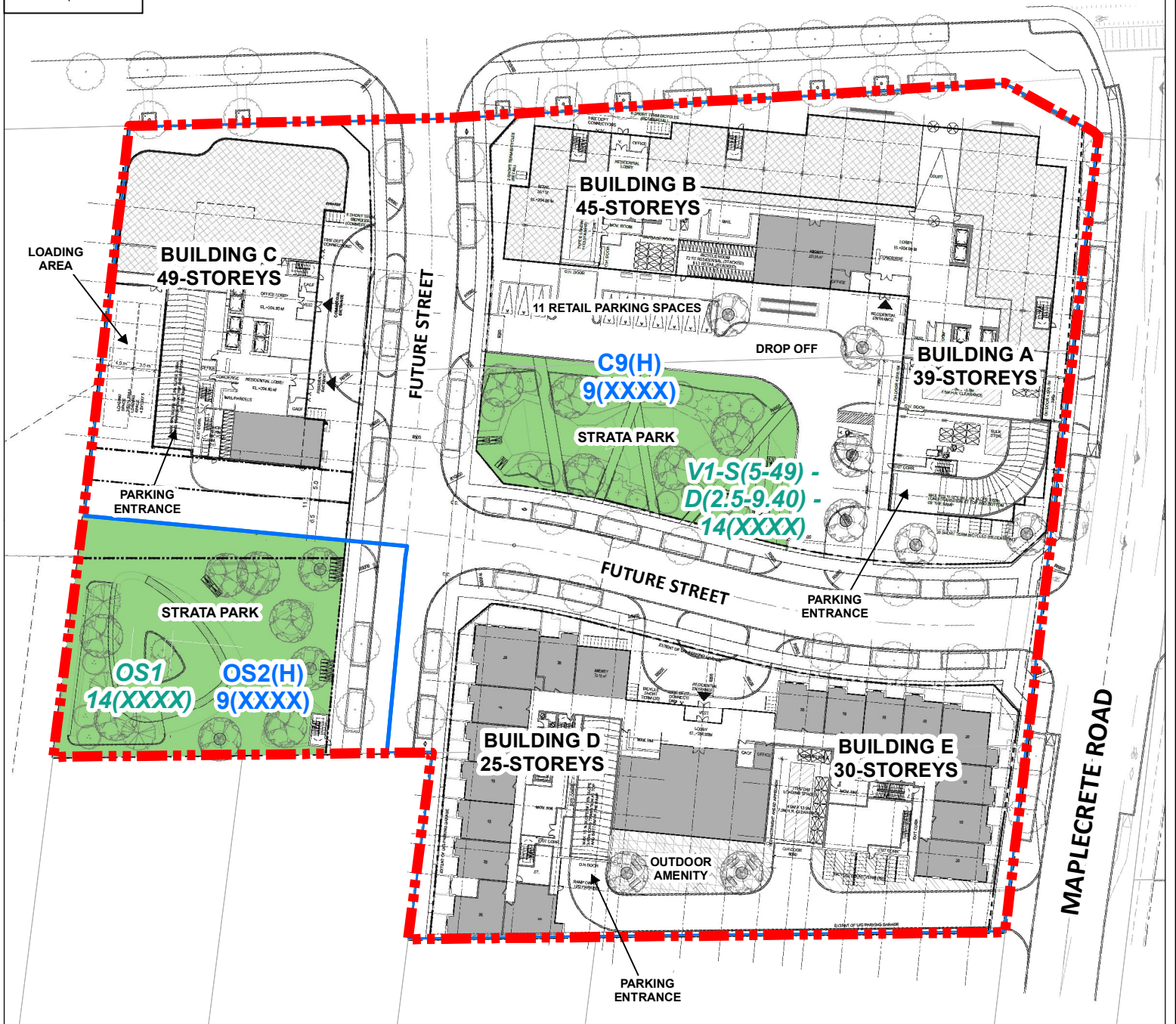
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Z.22.018
DATE:
November 22, 2022

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HIGHWAY 7



Subject Lands

Zoning By-Law 1-88

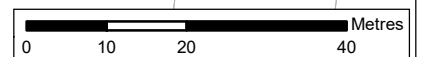
C9(H), Corporate Centre Zone with the Holding Symbol

OS2(H), Open Space Park Zone with the Holding Symbol

Zoning By-Law 001-2021

OS1, Public Open Space

V1, Vaughan Metropolitan Centre - Station Precinct



Site Plan and Proposed Rezoning

LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road; Part of Lot 5, Concession 4

APPLICANT: 1834371 Ontario Inc.



Attachment

FILES:

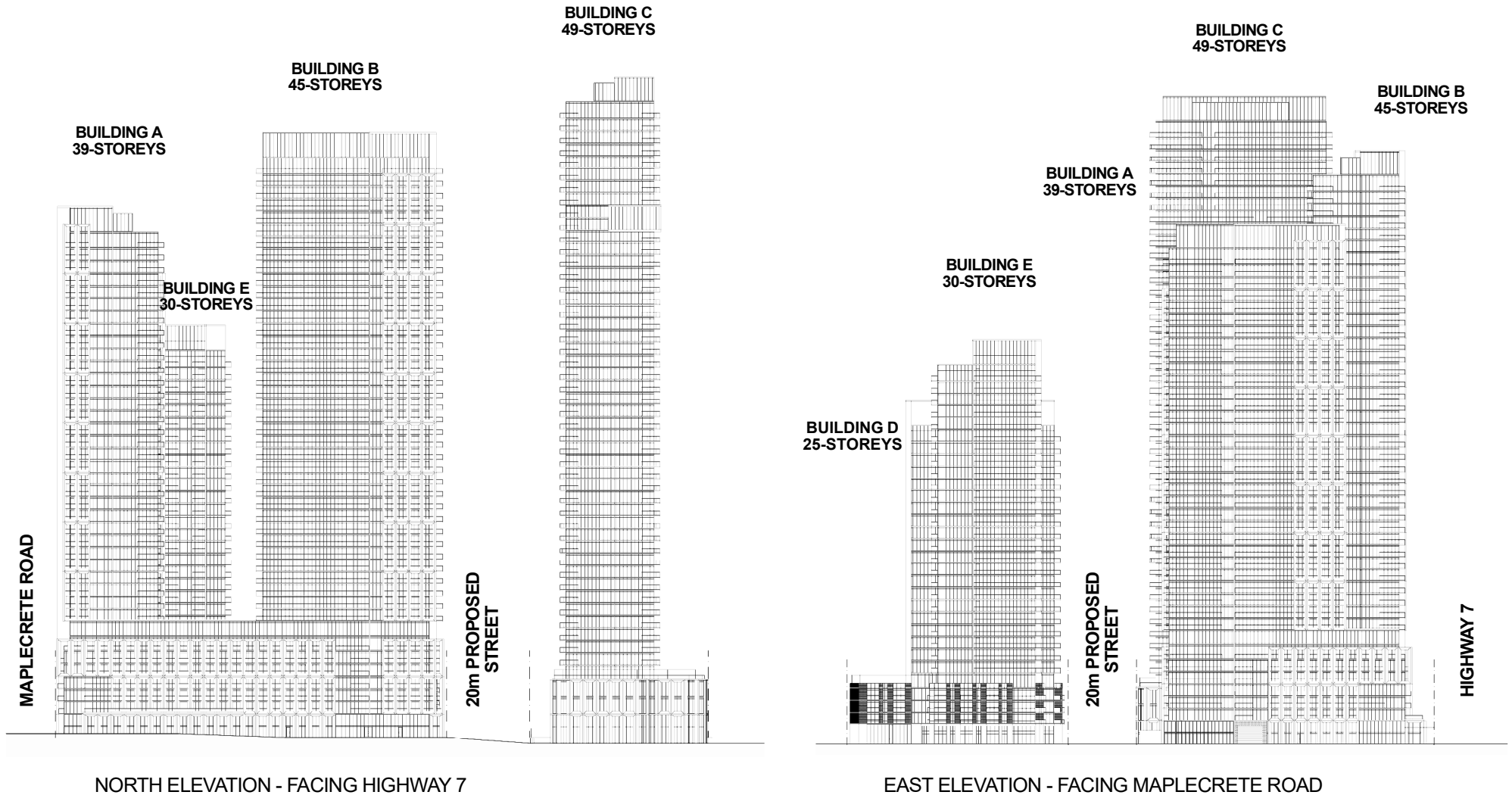
OP.22.009 and

Z.22.018

DATE:

November 22, 2022

4



Not to Scale

Building Elevations - North and East

LOCATION: 2951-2957 Highway 7 and
180 Maplecrete Road;
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



Attachment

FILES:
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Z.22.018
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5

**BUILDING C
49-STOREYS**

**BUILDING B
45-STOREYS**

**BUILDING A
39-STOREYS**

**BUILDING E
30-STOREYS**

**BUILDING D
25-STOREYS**

**20m PROPOSED
STREET**

MAPLECRETE ROAD

SOUTH ELEVATION

**BUILDING C
49-STOREYS**

**BUILDING B
45-STOREYS**

**BUILDING E
30-STOREYS**

**BUILDING D
25-STOREYS**

**20m PROPOSED
STREET**

HIGHWAY 7

WEST ELEVATION

Not to Scale

Building Elevations - South and West

LOCATION: 2951-2957 Highway 7 and
180 Maplecrete Road;
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.

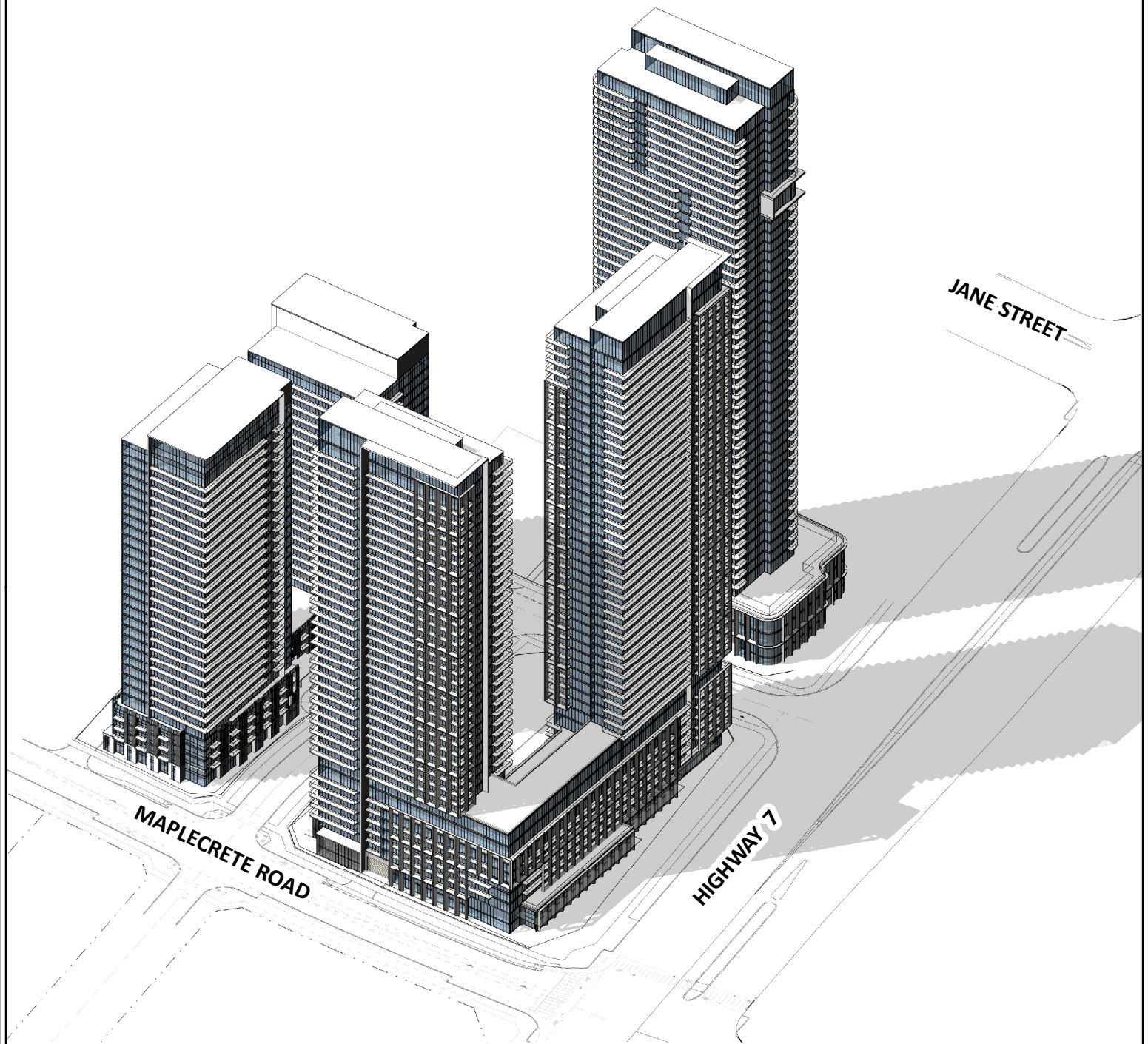


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FILES:
OP.22.009 and
Z.22.018

DATE:
November 22, 2022

6



Not to Scale

Isometric Rendering

LOCATION: 2951-2957 Highway 7 and
180 Maplecrete Road;
Part of Lot 5, Concession 4

APPLICANT:
1834371 Ontario Inc.



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Z.22.018

DATE:
November 22, 2022

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