

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer

From: Haiqing Xu, Deputy City Manager of Planning and Growth Management

Date: March 3, 2023

Name of Owner: Granerola Residencies Ltd. c/o Dulcina

Location: 27 Korda Gate

File No.(s): A017/23

Proposed Variance(s) (By-law 1-88):
None

By-law Requirement(s) (By-law 1-88):
None

Proposed Variance(s) (By-law 001-2021):

- 1) To permit a maximum building height of 95 metres and 29 storeys.
- 2) To permit a maximum gross floor area on the Phase 1 Lands and Phase 2 Lands of 133,982 m², consisting of 131,242 m² residential GFA and 2,740 m² non-residential GFA.

By-Law Requirement(s) (By-law 001-2021):

- 1) A maximum building height of 91.5 m and 28-storeys is permitted. [Exception 9(1472) hvii]]
- 2) The total maximum GFA on the Phase 1 Lands and Phase 2 Lands shall be 131,702 m², consisting of 128,962 m² residential GFA and 2,740 m² non-residential GFA. [Exception 9(1472) hxi]]

Official Plan:

Vaughan Official Plan 2010 ('VOP 2010'): "High-Rise Mixed-Use", by Volume 2, Section 11.7 Vaughan Mills Centre Secondary Plan ('VMCSP').

Background

On September 17, 2018, the Ontario Land Tribunal ('OLT') issued an Order approving the Official Plan and Zoning By-law Amendments for the Subject Lands. The OLT's decision was implemented through By-law 033-2019 and incorporated into Zoning By-law 1-88 as site-specific Exception 9(1472). The overall landholding includes permission for five apartment buildings, conveyance of a public park and a local public road (Korda Gate) that would connect Jane Street and Fishersmens Way. The specific breakdown of storeys, gross floor area and units are as follows:

Phase 1

- Phase 1A consisting of 24 and 26-storey apartment buildings (Buildings A1 and A2)
- Phase 1B consisting of 26 and 28-storey apartment buildings (Buildings B1 and B2)
- permits a maximum of 1,125 dwelling units Item 8 Page 3 of 13

Phase 2

- Building C – permits a 28-storey apartment building with a maximum of 342 dwelling units subject to transportation improvements

Phases 1 and 2

- a maximum of 1,467 dwelling units permitted
- a maximum total Gross Floor Area ('GFA') of 131,702 m², consisting of 128,962 m² of residential GFA and 2,740 m² of non-residential GFA is permitted

Through previously approved minor variance application file A144/21, the Owner received approval to increase the maximum geodetic height from 91.5 m to 92.95 m for Building 'B2' and increase the total dwelling units for the Phase 1 lands from 1,125 to 1,152. Development Planning supported the unit increase, rationalizing it as a redistribution of units between Phases 1 and 2. However, through the current minor variance application and a further review of Committee's decision of A144/21, it is now understood that the A144/21 decision increased the total number of units of Phases 1 and 2 by 27, increasing the maximum number of dwelling units for both phases from

1,467 to 1,494. The unit increase resulted in a residential and total GFA increase of 2,280 m² that did not trigger a need for relief from the Zoning By-law until the construction of Building C, being the last building of this phased development, proceeded.

Comments

The Owner is requesting permission to increase the maximum building height of building C and increase the residential and total gross floor area ('GFA') for the entirety of the Phased Development (Phase 1 & 2) to facilitate one mixed-use building with a maximum height of 29-storey (Building C) connected by a 6-storey podium, having a total of 342 residential units, 275 m² of at-grade commercial, and 463 underground parking spaces. The proposal is also being reviewed through Site Development File DA.20.060.

The Subject Lands form part of the VMCSPP. The VMCSPP envisions a denser mix of uses that include: residential, office, and commercial spaces to develop a more sustainable, complete, vibrant, and sustainable urban community. In particular, the phased development of 9000 Jane Street (Buildings A1 and A2) and 8960 Jane Street (Buildings B1 and B2), and 27 Korda Gate (Building C) will reinforce a primary vision of VMCSPP stated in Part B, Section 1.2 to assist in complimenting the abutting future park gateway feature to the south by helping animate it by introducing nearby commercial/residential uses.

Development Planning has no concerns with Variance 1, as the Subject Lands are situated in an area undergoing major development including: 24-storey and 26-storey mixed-use buildings in Block A (municipally known as 9000 Jane Street), and 26-storey and 28-storey mixed-use buildings in Block B (municipally known as 8960 Jane Street). Additionally, the proposal is similar in height to a proposal by the Rutherford Land Development Corp., on the southeast corner of Jane Street and Rutherford Road (the 'Rutherford Land Development Corp. Lands') that contemplates three residential towers, one measuring 30-storeys in height. The Rutherford Land Development Corp. Lands are identified as Block B4 within the VMCSPP and are designated "High-Rise Mixed-Use" in the VMCSPP with a maximum height of 30-storeys. Therefore, the proposed built form is in keeping with the planned building heights in the area.

The Owner has confirmed the height increases are attributed to higher ceilings at the ground and seventh floors to accommodate amenity space, as well as having to abide by new loading and garbage room criteria. Recognizing comparable densities and built forms are situated near and around the periphery of Building C, Development Planning is of the opinion an increase of one-storey that does not introduce any additional units will not undermine the integrity of the Secondary Plan.

With respect to Variance 2, the GFA increase is solely contained within the established building footprint that was previously approved through Phase 1, Block B, Building B2. With this understanding, the added 2,280 m² of residential space represents a modest increase that is not anticipated to be perceptible from the public realm and is a minor deviation from what is permitted as-of-right through By-law 1-88, site-specific Exception 9(1472).

In support of this minor variance application, the Owner has submitted a Transportation Impact Study Addendum, prepared by Paradigm, dated June 23, 2022, and subsequent Reliance Letter, dated January 12, 2023, asserting the modified development proposal adequately meets transportation infrastructure framework requirements and targets set out in the VMCSPP. Transportation Engineering has reviewed this information and are generally satisfied and have no further concerns.

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 condition of approval.

Conditions of Approval:

If the Committee finds merit in the application, the following condition of approval is recommended.

1. That all comments on Site Development Application File DA.20.060 be addressed to the satisfaction of the Development Planning Department.