

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 28, 2023 **WARD:** 4

TITLE: INTERGREEN DEVELOPMENT (BT) INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.014
ZONING BY-LAW AMENDMENT FILE Z.22.035
25 INTERCHANGE WAY
VICINITY OF HIGHWAY 7 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 applications for Official Plan Amendment (OP.22.014) and Zoning By-law Amendment (Z.22.035). The Owner is proposing a mixed-use development consisting of two (2) residential towers being 45 and 55-storeys in height with a total of 1,084 dwelling units and ground floor retail space, a stratified Urban Park, a new east-west Private Local Street, and a portion of a new north-south Public Local Street, as shown on Attachments 4 to 8.

A related Draft Plan of Subdivision application 19T-22V010 (Attachment 3) has been concurrently submitted to the City of Vaughan and is under review by Staff.

Report Highlights

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') and Zoning By-laws 1-88 and 001-2021 to permit development consisting of two (2) residential towers being 45 and 55-storeys in height on a 4 to 5-storey podium, with a total of 1,084 dwelling units and ground floor retail space, an east-west Private Street, and a 0.418 ha stratified parkland block.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan Amendment and Zoning By-law Amendment files OP.22.014 and Z.22.035 (Intergreen Development (BT) Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 25 Interchange Way (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1 and Attachment 2.

Date of Pre-Application Consultation Meeting: October 19, 2021

Date applications were deemed complete: November 17, 2022

The proposed mixed-use development (the "Development") consists of the following characteristics as shown on Attachments 3 to 8

- Two (2) 55 and 45-storey residential towers atop a 4 to 5-storey podium
- A maximum Floor Space Index ('FSI') of 7.74 times the area of the lot
- A total of 1,084 residential dwelling units including:
 - 5 townhouse units
 - 542 one-bedroom, and 65 one-bedroom plus den units
 - 310 two-bedroom, and 53 two-bedroom plus den units
 - 109 three-bedroom units
- 1,593 m² of ground-floor retail space fronting Interchange Way
- 1,628 m² of indoor amenity area and 3,882 m² of outdoor amenity area
- Three (3) levels of underground parking and five (5) levels of above ground parking embedded within the podium for a total of 1,148 parking spaces
 - 976 residential, 162 visitor, and 10 retail parking spaces
- A 0.418 ha stratified public park (including an underground parking structure)
- Part of the future north-south Local Street (20-22 m) along the east property line
- A 12.0 m east-west Private Street (with vehicular access to the Development)

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

The Owner has submitted the following applications (the ‘Applications’) to permit the proposed Development as shown on Attachments 4 to 8:

1. Official Plan Amendment File OP.22.014 to amend the Vaughan Official Plan (‘VOP 2010’), Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan (‘VMCSP’) as follows:
 - a) delete the east-west Local Street (20-22 m) requirement on the Subject Lands as identified on Schedule C – Street Network and include a Private Street with 12 m right-of-way
 - b) increase the maximum permitted building height from 25 to 55-storeys
 - c) increase the maximum FSI from 4.5 to 7.74 times the area of the lot
 - d) increase the maximum residential floorplate size from 750 m² to 775 m²
 - e) permit a maximum of 1,084 dwelling units
 - f) permit a stratified public park with an underground parking structure
 - g) permit 100% parkland credit for dedication of the proposed public strata park
 - h) identify the Subject Lands as a Site-Specific Policy Area on Schedule K

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

2. Zoning By-law Amendment File Z.22.035 to amend:
 - a) Zoning By-law 1-88 to delete Exception 9(957), and rezone the Subject Lands from “EM1 Prestige Employment Area Zone” to “C9 Corporate Centre Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, together with site-specific exceptions
 - b) Zoning By-law 001-2021 to delete Exception 14.635, and rezone the Subject Lands from “Vaughan Metropolitan Centre South Zone V2-S(5-25)-D(2.5-4.5)” and “OS1 Public Open Space Zone” to “Vaughan Metropolitan Centre South Zone V2-S(45-55)-D(5-7.74)” and “OS1 Public Open Space Zone” in the manner shown on Attachment 4, together with site-specific exceptions

A Draft Plan of Subdivision Application has been concurrently submitted and is under review

Draft Plan of Subdivision File 19T-22V010 (Attachment 3) facilitates the following:

Blocks	Land Use	Area (ha)	Units
Block 1	High-Rise Condominium	0.730	1,084
Block 2	Park	0.418	
Block 3	Future north-south Local Street	0.160	
Block 4	Road Widening	0.110	
Blocks 5-8	0.3 m Reserve	0.005	
Total		1.423	1,084

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

- a) Date the Notice of Public Meeting was circulated: February 3, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and two (2) Notice Signs were installed along Interchange Way along the west and south property lines in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, 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 February 14, 2023, by the Policy Planning and Special Programs Department (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 Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP") are required to permit the Development

Official Plan Designation:

- Schedule F designates the Subject Lands as "South Precinct" and "Major Parks and Open Spaces"
 - The South Precinct designation encourages a mix of low-rise, mid-rise and high-rise buildings, and permits a broad range of uses including residential, park, retail, service commercial and public uses
 - The Major Parks and Open Spaces designation identifies where parkland is to be located within the VMC
- Schedule C – Street Network identifies:
 - A new east-west Local Street (20-22 m) bisecting the Subject Lands
 - A new north-south Local Street (20-22 m) along the east property line
 - A future east-west Minor Collector (23-26 m) along the north property line
 - Existing Major Collectors (28-33 m) along the west and south property lines
- Schedule D identifies an "Urban Park" on the northern part of 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 along the west and south limits of the portion of the Subject Lands designated as "South Precinct"

- Schedule I – Height and Density Parameters identifies that the portion of the Subject Lands designated “South Precinct” permits a maximum height of 25-storeys and maximum density of 4.5 times the area of the lot
- A maximum tower floorplate of 750 m² is permitted by Policy 8.7.18 of the VMCSPP

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

Zoning:

- The Subject Lands are zoned “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(957) by Zoning By-law 1-88
- Exception 9(957) provides for site-specific provisions respecting permitted uses, lot and building requirements, and parking
- The Owner proposes to delete Exception 9(957), and rezone the Subject Lands to “C9 Corporate Centre Zone” and “OS2 Open Space Park Zone” together with the exceptions below to facilitate the Development as shown on Attachments 3 to 8

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone
a.	Definition of a “Podium Townhouse Dwelling”	N/A	Means a townhouse dwelling that is located within the podium of a building
b.	Definition of “Gross Floor Area”	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure	Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade
c.	Definition of “Floor Space Index”	N/A	Means the ratio of gross floor area to lot area
d.	Permitted Uses	A Podium Townhouse Dwelling is not permitted	Podium Townhouse Dwelling as an additional permitted use

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone
e.	Minimum Parking Requirements	Residential (1 Bedroom) 0.7 spaces/unit x 607 units = 425 spaces Residential (2 Bedroom) 0.9 spaces/unit x 363 units = 327 spaces Residential (3 Bedroom) 1.0 spaces/unit x 109 units = 109 spaces Residential (Townhouse) 1.0 spaces/unit x 5 units = 5 spaces Visitor 0.15 spaces/unit x 1,084 units = 163 spaces Commercial 2.0 spaces/100 m² x 1,593 m² = 32 spaces Total Parking Required = 1,061 spaces	Residential Apartment 0.9 spaces/unit x 1,079 units = 972 spaces 971 spaces (proposed) Residential Podium Townhouse 1.0 space/unit x 5 units = 5 spaces Residential Apartment Visitor 0.15 spaces/unit x 1,079 units = 163 spaces 162 spaces (proposed) Commercial 0.7 spaces/100 m² x 1,593 m² = 12 spaces 10 spaces (proposed) 1,152 spaces required 1,148 spaces provided
f.	Portions of Buildings Below Grade (minimum setbacks)	From front lot line and the exterior lot line to the nearest part of a building below finished grade: 1.8 m or the same as such minimum yard(s). From interior side lot line and the rear lot line to the nearest part of a building below finished grade: 0 m	0 m from all lot lines
g.	Maximum Building Height	25 m	55 Storeys, exclusive of all mechanical equipment and architectural features

	Zoning By-law 1-88 Standard	C9 Corporate Centre Zone Requirement	Proposed Exceptions to the C9 Corporate Centre Zone
h.	Maximum Residential Density	67 m ² /unit	7.74 Floor Space Index (FSI) where FSI is calculated based on a lot area of 0.984 ha
i.	Build to Zone	Non-Residential Uses: 0-3 m Residential Uses: 3-6 m	Shall not apply
j.	Mezzanines	Mezzanines shall be permitted in single use and multi-unit industrial and commercial buildings in accordance with the Ontario Building Code	Mezzanines shall be permitted within mixed-use buildings in accordance with the Ontario Building Code
k.	Minimum Landscaping Area (minimum widths)	Landscape strips shall be located adjacent to street lines in the C9 Corporate Centre Zone as follows: - adjacent to Weston Road, Jane Street or a Collector Road having a planned width of 26m or greater: 6m - street lines adjacent to Highways No. 400 and 407: 9m - all other street lines: 3m	Shall not apply

Respecting the proposed OS2 Zone, the Owner is proposing the following exception:

- a) To permit a below grade Parking Garage as an additional Permitted Use

Additional 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
Zoning:

- The Subject Lands are dually zoned “Vaughan Metropolitan Centre South Zone V2-S(5-25)-D(2.5-4.5)” and “OS1 Public Open Space Zone” subject to site-specific Exception 14.635 by Zoning By-law 001-2021
- Exception 14.635 provides for site-specific provisions respecting permitted uses, lot and building requirements, and parking
- The Owner proposes to remove Exception 14.635 and rezone the Subject Lands to “Vaughan Metropolitan Centre South Zone V2-S(45-55)-D(5-7.74)” and “OS1 Public

Open Space Zone” together with the exceptions below to facilitate the Development as shown on Attachments 3 to 8

	Zoning By-law 1-88 Standard	V2 Vaughan Metropolitan Centre South Zone Requirement	Proposed Exceptions to the V2 Vaughan Metropolitan Centre South Zone
a.	Maximum Building Height	25 Storeys	55 Storeys
b.	Maximum Floor Space Index (FSI)	4.5 times the area of the lot	7.74 times the area of the lot. For the purposes of calculating FSI, lot area shall be 0.984 ha
c.	Maximum Podium Height (m)	14.0 m	25.0 m
d.	Maximum Residential Tower Floor Plate	750 m ²	775 m ²
e.	Minimum residential tower setback from rear or interior lot line	12.5 m	3.0 m
f.	Minimum Landscape Strip width	Along an interior side lot line or rear lot line abutting an Open Space Zone: 3m Abutting a Street Line: 3m	0 m
g.	Rooftop Mechanical Equipment and Mechanical Penthouses	Rooftop mechanical penthouse shall be permitted to exceed the maximum building height up to 5.0 m	Rooftop mechanical penthouse is permitted to exceed the maximum building height up to 6.0 m, exclusive of architectural features
h.	Outdoor Amenity Area	For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m ² at grade A maximum of 20% of the required minimum outdoor amenity area may consist of amenity area located on a rooftop or terrace	Shall not apply

	Zoning By-law 1-88 Standard	V2 Vaughan Metropolitan Centre South Zone Requirement	Proposed Exceptions to the V2 Vaughan Metropolitan Centre South Zone
i.	Active Use Frontages (minimum)	70% of the ground floor frontage (on Schedule B-1) as being subject to the active use frontage (required) shall consist of: business service; clinic; community facility; personal service; restaurant or takeout restaurant; retail uses The minimum ground floor height shall be 5.0m for any portion of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required) or active use frontage (convertible)	Shall not apply
j.	Below Grade Parking Structures (minimum setbacks)	From a street line: 1.8 m From an interior side lot line or rear lot line: 0.0 m	The minimum setback from a street line shall be 0.0 m
k.	Short Term Bicycle Parking Spaces	Where a short-term bicycle parking space is located wholly within a building, the following additional requirements shall apply: - A short-term bicycle parking space located wholly within a building shall be located within the ground floor area; - A short-term bicycle parking space shall have direct access from the exterior of a building	Shall not apply
l.	Minimum Change and Shower Facilities	For all non-residential uses, where a use, building, or structure is required to provide a long-term bicycle parking space, a change and shower facility shall be provided in accordance with Table 6-9	Shall not apply

Respecting the proposed OS1 Zone, the Owner is proposing the following exception:

- b) To permit a below grade Parking Garage as an additional Permitted Use

Additional 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 has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policy, York Region, and City Official Plan Policies	▪ 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, 2022 ('YROP'), VOP 2010 and VMCSPP Policies.
b.	Appropriateness of Amendments to VMCSPP and Zoning By-laws 1-88 and 001-2021	▪ The appropriateness of the amendments to the VMCSPP will be reviewed in consideration of, but not limited to: a) achieving the vision and principles to create a downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful b) the proposed built-form, building heights and density in consideration of the surrounding context, microclimatic impact and supporting hard and soft services; c) the objectives 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; d) built-form considerations including: scale and massing, transition, site organization, setbacks, tower step backs, facades, building materials, attractive streetscapes and public realm, private amenity areas, podium height, parking, loading, and servicing and access locations e) achieving the intent of the South Precinct land designation f) policy 4.3.1 respecting the street network in considering the proposed east-west private road tenure in lieu of a Local Street (20-22 m) shown on Schedule C; g) policies 6.2.7 to 6.2.10 respecting the proposed strata park ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Draft Plan of Subdivision	▪ A related Draft Plan of Subdivision application has been concurrently submitted to facilitate the creation of a mixed-use block, Public Park block, future local street, and required road widenings ▪ Subject to an approval, conditions will be included to address site access, road alignments and connections, servicing, grading, environmental, noise, and other municipal, regional, and public agency and utility requirements ▪ Policies 4.3.5 and 10.3 of the VM CSP provide that new streets identified on Schedule C, shall be conveyed to the municipality as a condition of a Draft Plan of Subdivision
d.	Studies and Reports	▪ 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
e.	Allocation and Servicing	▪ 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 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
d.	Urban Design Guidelines	▪ 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)
e.	Design Review Panel ('DRP')	▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole. A meeting date is tentatively scheduled for March 30, 2023
f.	Public Agency/ Municipal Review	▪ The Applications must be reviewed by York Region, external public agencies and utilities, and the various School Boards
g.	Sustainable Development	▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. All Draft Plan of Subdivision applications within the VMC shall achieve a minimum Silver score of 31.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Parkland Dedication	- Schedule D to the VMCSPP identifies an “Urban Park” on the north half of the Subject Lands - 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.
i.	Community Benefits Charges	The Development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units
j.	Affordable Housing	The applications will be reviewed in consideration of Provincial, Regional and City policies to ensure the Development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals
k.	Additional Required Applications	- The Owner is required to submit a future Site Development application to permit the proposed mixed-use Development - A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development
l.	Development Charges	The Owner will be required to pay the applicable Development Charges (DCs) in accordance with the City’s Development Charges By-law, and is subject to the Area-Specific Development Charges (ASDCs)
m.	Parking	The proposed parking rates for Residential uses far exceed rates approved for other developments within the VMC. The high parking rates are contributing to the proposed strata condition and will be reviewed to the satisfaction of the VMC Program
n.	Privatization of the east-west Local Street	The proposed privatization compromises the ultimate fine grid VMC network and jeopardizes the connection of this street further east (towards Millway Avenue) and west of the Subject Lands (on the west side of Interchange Way)

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. Any issues will be addressed when the technical report is considered.

Comments from York Region dated January 9, 2023, identify that the proposed Development has the potential to adversely affect Regional planning policies and interests including: Regional servicing infrastructure, i.e. roads, water and sewer; Regional capital forecasts; and Regional traffic flows. Further, the City is undertaking a process to update the VMCSPP which will provide direction respecting appropriate heights, densities, urban design, transportation and water and wastewater requirements in a comprehensive and coordinated manner.

As such, York Region has not granted an exemption for Official Plan Amendment File OP.22.014 and remains the upper-tier approval authority for the Application.

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 at ext. 3636.

Attachments

1. Context and Polling Map
2. Location Map and Zoning
3. Draft Plan of Subdivision
4. Site Plan and Proposed Zoning
5. Conceptual Landscape Plan
6. Building Elevations – East and North
7. Building Elevations – West and South
8. Perspective Rendering

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