

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 4, 2023 **WARD:** 4

**TITLE: HOLLYWOOD PRINCESS CONVENTION AND BANQUET
CENTRE LTD.
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT FILES OP.10.002 AND Z.23.001
2800 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND CREDITSTONE 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 applications for Official Plan Amendment (File OP.10.002) and Zoning By-law Amendment (File Z.23.001). The Owner is proposing a high-rise residential development consisting of two (2), 38-storey towers on two, one-storey podiums, with 840 residential units, and at-grade private outdoor amenity spaces, as shown on Attachments 1 to 7.

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 a development consisting of two (2) residential towers, at 38-storeys in height on two, one-storey podiums for a total of 840 residential units and a Floor Space Index ('FSI') of 7.29 (up to 9.1) times the area of the lot, with access from Barnes Court, Expo Way (private road), two private roads, and private outdoor amenity areas.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program, Policy Planning and Special Programs Department 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.10.002 and Z.23.001 (Hollywood Princess Convention and Banquet Centre Ltd.) BE RECEIVED, and that any issues identified be addressed by the VMC Program, Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

Background

Location: 2800 Highway 7 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and Attachment 2.

Date of Pre-Application Consultation Meeting: May 11, 2021

Date applications were deemed complete: February 21, 2023

The proposed high-rise residential development (the "Development") consists of the following characteristics as shown on Attachments 3 to 7:

- Two (2) 38-storey residential towers on two, one-storey podiums
- A total of 840 residential dwelling units (420 units per tower) including:
 - 560 one-bedroom units
 - 280 two-bedroom units
- 4,140 m² of shared amenity space consisting of indoor and at-grade outdoor and rooftop areas with an additional 1,500 m² at-grade private outdoor amenity space
- Access from Barnes Court, Expo Way (private road), and two (2) new private roads
- Four (4) levels of underground parking for a total of 848 vehicular parking spaces and 738 short and long-term bicycle spaces
- An total Gross Floor Area ('GFA') of 56,072 m² for Floor Space Index ('FSI') of 7.29 (and up to 9.1 FSI) times the area of the lot (based on land areas of 7,695 m² and 6,195 m² respectively)
 - Should the Owner request to obtain parkland credit for any privately-owned publicly accessible space ('POPS'), the higher FSI of 9.1, will apply if the City accepts said space as a POPS. Should the City not accept the proposed outdoor amenity space as a POPS, the lower FSI of 7.29 shall apply.

Official Plan Amendment Application Original Submission File OP.10.002

On February 1, 2010, the Owner filed Official Plan Amendment File OP.10.002 to permit a mixed-use development surrounding the existing banquet facility (known as "Riviera Event Space"). The original proposal consisted of three (3) high rise residential towers along the western side of the property, a low-rise building along the Highway 7 frontage, a mid-rise building along the north side of the property and public open space along the western property line all served by underground parking. The proposal included an overall FSI of 4.96 times the area of the lot with a maximum building height of 135 m.

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') for the Subject Lands to permit the proposed development as shown on Attachments 1 to 7:

- 1. Official Plan Amendment File OP.10.002 to amend the Vaughan Official Plan ('VOP 2010'), Volume 2, specifically the VMCSPP as follows:
 - a) increase the maximum permitted building height from 30 to 38-storeys;
 - b) increase the maximum FSI from 5.0 to 7.29 (up to 9.1) times the area of the lot
 - c) identify the Subject Lands as a Site-Specific Policy Area on Schedule K

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

- 2. Zoning By-law Amendment File Z.23.001 to rezone the Subject Lands from 'C7 – Service Commercial Zone' to 'C9 - Corporate Centre Zone' in Zoning By-law 1-88 and to amend the 'V3 Neighbourhood Precinct Zone', V3-S(5-30)-D(2.5-5)-240 in Zoning By-law 001-2021, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 within Attachment 8.

Additional amendments to Zoning By-law 1-88, and 001-2021 may be identified through the ongoing review of the Zoning By-law Amendment application.

- 3. Site Development Application, File DA.23.003 has also been submitted to facilitate the proposed development and is under review by Staff.

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

- a) Date the Notice of Public Meeting was circulated: March 10, 2023.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Signs were installed along the frontages of Highway 7, Creditstone Road and Barnes Court in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150m of the Subject Lands and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of March 21, 2023 by the VMC Program, Policy Planning and Special Programs Department.

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

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 “Neighbourhood Precinct”, “West Employment Precinct” and “Station Precinct”
 - The ‘Area subject to Development’ (shown on Attachment 2) is designated “Neighbourhood Precinct” only;
 - The Neighbourhood Precinct designation is to be developed primarily with residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities, as required, and retail and service commercial uses. Live-work units are also permitted. A mix of high-rise, mid-rise and low-rise buildings, and a mix of apartment buildings and townhouses are encouraged.
- Schedule C – the Street Network identifies:
 - Barnes Court as a minor collector (23-26 m), which is existing and provides frontage to the Development onto the Local Road;
- Schedule G identifies office uses permitted on the Subject Lands, but does not include this requirement in the ‘Area subject to Development’ (Attachment 2);
- Schedule I – Height and Density Parameters identifies that the portion of the Subject Lands designated “Neighbourhood Precinct” permits a maximum height of 30-stories and a maximum density FSI of 5.0 times the area of the lot.

Amendments to Zoning By-law 1-88 and 001-2021 are required to permit the Development

Zoning:

- The Subject Lands are zoned ‘C7 - Service Commercial Zone’ subject to site-specific exception 9(429) by Zoning By-law 1-88
- The Subject Lands are zoned ‘V3 Neighbourhood Precinct Zone’, V3-S(5-30)-D(2.5-5)-240 by Zoning By-law 001-2021
- Exception 9(429) in By-law 1-88 provides for site-specific provisions respecting permitted uses, lot and building requirements, and parking for the existing banquet and convention centre
- The Owner proposes to remove a portion of the Subject Lands from Exception 9(429) and rezone the development area to the “C9 - Corporate Centre Zone” with the new exceptions identified in Table 1 in Attachment 8, to facilitate the Development as shown on Attachments 3 to 7
- Exception 240 in By-law 001-2021 includes the same site-specific provisions as identified in Exception 9(429) from By-law 1-88
- The Owner proposes to amend the Exception 240 to include the site-specific exceptions to By-law 001-2021 identified in Table 2 of Attachment 8

The extent of the proposed amendments are shown in Attachment 8 – Table 1: Amendments to Zoning By-law 1-88 and Table 2: Amendments to By-law 001-2021. 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 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, 2022 (‘YROP’) and VOP 2010 and VMCSPP policies. ▪ The Subject Lands are located within a Protected Major Transit Area (‘PMTSA’) – the Creditstone BRT Station (#56)
b.	Appropriateness of Amendments to VMCSPP and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VMCSPP, Volume 2, VOP 2010 will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> 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, microclimate 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 include: scale and massing, transition, site organization, setbacks, tower step backs, facades, building materials, attractive streetscapes and public realm, private indoor and outdoor amenity areas, podium height, parking, loading and service and access locations; e) achieving the intent of the “Neighbourhood Precinct” land use designation, with respect to providing a balanced mix of uses and varied unit typologies; f) the appropriateness of including private outdoor amenity spaces to serve the overall development and surrounding areas;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions 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.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"> 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	<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)
e.	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 meeting date is tentatively scheduled for April 27, 2023
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, external public agencies and utilities, and the various School boards
g.	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. The Development provides a Silver score of 46.
h.	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.
i.	Community Benefits Charges	<ul style="list-style-type: none"> The Development meets the criteria for Community Benefits Charges ('CBC') being five (5) or more storeys or 10 or more units. Should the Applications be approved, the Owner will be

	MATTERS TO BE REVIEWED	COMMENT(S)
		required to enter into a Community Benefits Agreement with the City (if required) and be registered on-title.
j.	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 meet the City’s affordable housing goals.
k.	Related Site Development Application	<p>The Owner has submitted related Site Development File DA.23.003 to be reviewed with the Applications. In accordance with Bill 23, the review of exterior design, with extremely limited exceptions from Site Plan control, has been removed. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the City of Vaughan Director of Policy Planning and Special Projects for approval. Additionally, should the Applications be approved, and a POPS is supported by Vaughan Council, and is eligible for parkland credit, the POPS shall be designed to the satisfaction of the City.</p>
l.	Required Applications	<ul style="list-style-type: none"> ▪ A future Draft Plan of Subdivision may be required, if the Owner proposes to dedicate the existing private driveway to create a public right-of-way (McCleary Court Extension) ▪ A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development
m.	Development Charges	<ul style="list-style-type: none"> ▪ 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)
n.	Private Roads and Driveways	<ul style="list-style-type: none"> ▪ The Development has existing frontage off the public right-of-way (Barnes Court - North), as shown on Attachment 2, and will also be accessible via these private roads: <ul style="list-style-type: none"> ○ Expo Way – Existing Private Road (West) ○ Existing Private Road/Driveway: McCleary Court Extension (South) ○ Proposed Private Road (East) – Provides access to underground parking ramp ▪ The establishment of any new private roads must also proceed by lot creation (severance) or by way of lot creation through approval from Vaughan Committee of Adjustment, or via unitization through a future Draft Plan of Condominium application.

	MATTERS TO BE REVIEWED	COMMENT(S)
o.	Publicly accessible privately-owned Amenity Areas and Live/Work Spaces	<ul style="list-style-type: none"> ▪ The location and size of any proposed publicly accessible outdoor and indoor privately-owned amenity spaces will be considered to ensure that the space is appropriate and adequate to serve the Development and surrounding areas, which will be subject to review and approval by the VMC Program; ▪ Should any POPS be proposed and accepted by the City, the City will require all of these spaces to be programmed and accessible to the public at all times, and meet all other requirements set out in Parkland Dedication By-law 168-2022. Additionally, should the Applications be approved, and a POPS be supported by Vaughan Council, and eligible for parkland credit, the POPS shall be designed to the satisfaction of the City.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

The Policy Planning and Special Programs department staff have circulated the Applications to internal City Departments for review.

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.

At this time, York Region has not granted an exemption for Official Plan Amendment File OP.10.002 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 Natalie Wong, Senior Planner, VMC Program ext. 8866.

Attachments

1. Context Map
2. Location Map
3. Proposed Site Plan and Rezoning
4. Proposed Landscape Plan
5. Building Elevations Tower 1
6. Building Elevations Tower 2
7. Perspective Rendering
8. Proposed Amendments to Zoning By-law 1-88 and 001-2021

Prepared by

Natalie Wong, Senior Planner, ext. 8866
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