

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 6, 2023      **WARD(S):** 4

**TITLE:** GB (MAPLECRETE) LIMITED PARTNERSHIP  
OFFICIAL PLAN AMENDMENT FILE OP.21.008,  
ZONING BY-LAW AMENDMENT FILE Z.21.011 AND  
PLAN OF SUBDIVISION FILE 19T-21V003  
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD  
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.21.008, Zoning By-law Amendment File Z.21.011, and Draft Plan of Subdivision File 19T-21V003 to increase the maximum permitted height and density on the subject lands to facilitate a high-rise, mixed-use development consisting of 42 and 39-storey apartment buildings atop a 5 to 6-storey podium with 1,082 residential dwelling units, including townhouse units and live-work units, ground floor retail, a Floor Space Index ('FSI') of 7.73 times the area of the lot, a portion of an east-west Local Street, and road widenings as shown on Attachments 3-8.

## **Report Highlights**

- The Owner proposes a high-rise mixed-use development consisting of 42 (Tower A) and 39-storey (Tower B) apartment buildings with 1,082 residential units atop a 5 to 6-storey podium integrated with amenity and residential lobby areas, retail space, apartment units, live-work and townhouse units at-grade.
- Site Development Application File DA.22.072 is concurrently under review by Staff and will be considered at a future Committee of the Whole meeting.
- The Planning and Growth Management Portfolio supports the proposed development, subject to conditions as outlined in this report.

## **Recommendations**

1. THAT Official Plan Amendment File OP.21.008 BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010') and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') to add a new Site-Specific Policy Area on Schedule "K" to:
  - a) Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area "U"
  - b) Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B)
  - c) Increase the maximum permitted density (Floor Space Index ('FSI') from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area ('GFA') that excludes certain areas within the building)
  - d) Increase the maximum permitted podium height from 4-storeys to 6-storeys
  - e) Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to the following:
    - i. Tower A
      - 868 m<sup>2</sup> – Level 7
      - 799 m<sup>2</sup> – Levels 8 to 40
      - 776 m<sup>2</sup> – Levels 41 to 42
    - ii. Tower B
      - 875 m<sup>2</sup> – Level 7
      - 799 m<sup>2</sup> – Levels 10 to 37
      - 776 m<sup>2</sup> – Levels 38 to 39
2. THAT Zoning By-law Amendment File Z.21.011 BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from the "EM1 Prestige Employment Area Zone" to the "C9 Corporate Centre Zone"

with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific exceptions identified in Attachment 9 of this report;

3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
  - b) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
    - i. the delineated areas of potential environmental concern identified on the Subject Lands;
    - ii. a Remedial Action Plan (RAP); and
    - iii. a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands
  
4. THAT Draft Plan of Subdivision File 19T-21V003 BE DRAFT APPROVED, to facilitate the creation of a high-rise mixed-use development block, a portion of a public Local Street, 3.0 m road widenings, and 0.3 m reserves as shown on Attachment 5 subject to the Conditions of Draft Approval in Attachment 10.

## **Background**

**Location:** 185 Doughton Road and 108-112 Maplecrete Road (the ‘Subject Lands’) are located in the Vaughan Metropolitan Centre (‘VMC’) south of Doughton Road and west of Maplecrete Road and are currently developed with four (4) existing industrial buildings which are planned to be demolished upon redevelopment. The Subject Lands and surrounding land uses are shown on Attachment 1.

### ***Revisions to the Proposed Development***

Modifications have been made to the proposed development since the statutory public meeting was held for the subject applications on September 13, 2021, as shown on Table 1 below:

**Table 1: Site Statistics (Initial Proposal and Current Proposal)**

	<b>Initial Proposal (Sept 13, 2021)</b>	<b>Current Proposal (May 25, 2023)</b>
<b>Tower Heights</b>	43 and 40-storeys	42 and 39-storeys
<b>FSI</b>	8.2	7.73
<b>GFA</b>	<u>Total GFA:</u>	<u>Total GFA:</u>

	80,069 m <sup>2</sup> <u>Residential GFA:</u> 77,153 m <sup>2</sup> <u>Commercial GFA:</u> 2,916 m <sup>2</sup>	75,070.43 m <sup>2</sup> <u>Residential GFA:</u> 74,584 m <sup>2</sup> <u>Commercial GFA:</u> 485.49 m <sup>2</sup>
<b>Number of Parking Spaces</b>	479	551
<b>Number of Residential Units</b>	789	1,082

***Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications have been submitted to permit the Development***

The Owner has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications (the ‘Applications’) for the Subject Lands to permit the proposed development (the ‘Development’) with the following characteristics as shown on Attachments 3 to 8:

- 42 (Tower A) and 39-storey (Tower B) mixed-use apartment buildings with a combined total of 1,082 residential units
- A 5 to 6-storey shared podium containing a lobby, amenity space, 485.49 m<sup>2</sup> of retail space, apartment residential units, 7 live-work units and 9 townhouse units located at-grade
- A total Gross Floor Area (‘GFA’) of 75,070.43 m<sup>2</sup>
- A maximum FSI of 7.73 times the area of the lot
- A total of 551 parking spaces
- Three (3) levels of underground parking, accessed from the future north-south driveway abutting the west lot line
- A combined total of 3,456.44 m<sup>2</sup> of indoor and outdoor amenity space

The Draft Plan of Subdivision (Attachment 5) facilitates the creation of the following:

Block 1 – Mixed-use with private driveway	0.827 ha
Block 2 – 3.0 m-wide road widenings	0.062 ha
Blocks 3 & 4 – 0.3 m reserves	0.001 ha
Street “1” – 10.0 m wide east-west public road (interim)	0.075 ha
<b>Total</b>	<b>0.971 ha</b>

***A Site Development Application is under review***

Site Development Application File DA.22.072 has been concurrently submitted to facilitate the proposed Development and will be considered at a future Committee of the Whole Meeting to allow for additional time to review matters such as architectural design, materiality, and landscaping.

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

- Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1): July 28, 2021
- Location of Notice Sign: Doughton Road and Maplecrete Road frontages
- Date of Public Meeting: September 13, 2021, date ratified by Council on September 27, 2021
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 26, 2023

***Public Comments were received***

The following is a summary of the comments provided and received to date:

- The proposed development represents over-intensification of the Subject Lands and does not provide for a sufficient amount of on-site parking, which will result in excessive on-street parking that will impact the surrounding lands and their ability to redevelop.

These comments are addressed throughout the report.

**Previous Reports/Authority**

The previous report related to the applications can be found at the following link: [September 13, 2021 Committee of the Whole Public Meeting \(Item 3, Report 38\)](#)

**Analysis and Options**

***The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan and York Region Official Plan***

**Provincial Policy Statement, 2020 ('PPS')**

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands within the City's established Settlement Area where full municipal services exist, and within a Major Transit Station Area ('MTSA'). The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within the VMC Urban Growth Centre ('UGC') and are within a MTSA which includes higher order transit facilities such as the subway and BRT stops. The Development contributes to achieving the minimum density targets identified within the Growth Plan by providing an additional 1,082 residential units and accommodating a diverse range of housing types and household sizes. The Development shown on Attachments 3 to 8 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Vaughan Metropolitan Centre Subway Station" MTSA 67. Regional Centres and MTSA's are focal points for the highest densities and most intensive development. The Proposed Development, which conforms to the YROP 2010, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.

The regional and municipal Official Plans currently do not conform to the Growth Plan policies with respect to the now updated intensification target of 50 per cent (revisions through Bill 108, More Homes More Choice Act, 2019) within built-up areas. While a conformity exercise will be undertaken by York Region and the City, the Development in the interim would assist York Region and the City in meeting the general intensification objectives contained in the in-effect Official Plans. The proposal conforms with the YROP.

***The proposed amendments to VOP 2010 and the VMCSPP are supported***

Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 VMCSPP

The VMCSPP sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in the VMCSPP as follows:

- "Neighbourhood Precinct" with an "Office Uses Permitted" overlay on Schedule "F" – Land Use Precincts

- Fronting onto two (2) Minor Collector Roads (Doughton Road and Maplecrete Road), and a Local Road (Freshway Drive) on Schedule “C” – Street Network
- “Recommended retail, service commercial or public use frontage” along Doughton Road as shown on Schedule “H” – Areas for Retail, Service, Commercial, or Public Uses
- 5-storey minimum – 25-storey maximum and 2.5 minimum FSI – 4.5 maximum FSI on Schedule “I” – Height and Density Parameters

The Neighbourhood Precinct is intended to be developed primarily with residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities, 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 dwellings and townhouses are encouraged. The following amendments are required to permit the Development as shown on Attachments 3 to 8:

- a) Identify the Subject Lands located west of Maplecrete Road and south of Doughton Road as Area “U” (Schedule “K” – Site Specific Policy Areas)
- b) Increase the maximum permitted building height from 25-storeys to 42-storeys (Tower A) and 39-storeys (Tower B) (Schedule “I” – Height and Density Parameters)
- c) Increase the maximum permitted density (Floor Space Index (‘FSI’) from 4.5 times the area of the lot to 7.73 times the area of the lot (based on the Zoning By-law definition of Gross Floor Area (‘GFA’) that excludes certain areas within the building) (Schedule “I” – Height and Density Parameters)
- d) Increase the maximum permitted podium height from 4-storeys to 6-storeys (Policy 8.7.17)
- e) Increase the maximum permitted residential tower floor plate size from 750 m<sup>2</sup> to the following (Policy 8.7.18):
  - i. Tower A
    - 868 m<sup>2</sup> – at Level 7
    - 799 m<sup>2</sup> – Levels 8 to 40
    - 776 m<sup>2</sup> – Levels 41 to 42
  - ii. Tower B
    - 875 m<sup>2</sup> – Level 7
    - 799 m<sup>2</sup> – Levels 10 to 37
    - 776 m<sup>2</sup> – Levels 38 to 39

The Development, as shown on Attachments 3 to 8, will contribute with the planned residential population growth in the VMC by providing a total of 1,082 residential units of varying sizes and types, including 1,066 residential apartment units, 9 podium townhouses, and 7 live-work units. The Development also provides for approximately 485 m<sup>2</sup> of retail space and 3,456 m<sup>2</sup> of combined indoor and outdoor amenity space,

including a piazza fronting onto Maplecrete Road and a private garden area located at the rear of the site, and is within a 5 to 10-minute walk to the future Black Creek Renewal Corridor and Edgeley Pond and Park. The proposed density and unit mix provides housing opportunities and supports public transit usage in the City.

A segment of the future 20 m Local Street (Street “1” on Attachment 5) at the south end of the Subject Lands and 3.0 m road widenings for Maplecrete Road and Doughton Road are being conveyed through the Draft Plan of Subdivision. These conveyances will contribute to establishing a fine-grain street network and optimizing connectivity within the VMC. Additionally, planned cycling facilities will be located along Doughton Road and Maplecrete Road, further encouraging urban transportation modes.

Although the proposed building heights and density are not achieving the intent and vision of the “Neighbourhood Precinct” designation of the VMCSPP nor the vision of the VMC Urban Design Guidelines, which encourages neighbourhood-scale projects that are characterized by lower building typologies, including mid-rise, the VMC Program Staff have accepted the proposal as agreed with the Applicant and the Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio over the urban design matters addressed below.

The proposed 5 to 6-storey podium adequately transitions to the industrial uses to the east. At-grade townhouses, live-work units, residential lobbies, and retail uses within the podium, as well as the centrally located piazza, activate and urbanize the frontages along the surrounding streets. The towers will primarily maintain a floor plate size of approximately 799 m<sup>2</sup>, which is considered a modest increase from the maximum permitted floor plate size and is consistent with approved tower floor plate sizes in the VMC.

The Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio support the proposed amendments to VOP 2010 and the VMCSPP.

***Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

As the Applications were received by the City and deemed complete prior to October 21, 2021, the Applications are transitioned under Zoning By-law 001-2021.



***Proposed amendments to Zoning By-law 1-88 required to permit the Development are supported***

**Zoning:**

- Subject Lands are zoned “EM1 Prestige Employment Area” Zone by Zoning By-law 1-88, as amended
- The proposed uses are not permitted within this Zone
- The Owner proposes to rezone the Subject Lands to “C9 Corporate Centre (H) Zone” together with site-specific zoning exceptions included as Attachment 9 to permit the Development

The VMC Program supports the zoning exceptions identified in Attachment 9 on the basis that the proposed site-specific zoning standards will facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific standards enable a compact built form and pedestrian realm relationship, respect transition to adjacent uses, and provide appropriate vehicular and bicycle parking rates that are desirable in an Intensification Area with access to transit.

To ensure that the Development reflects an urban built form and public realm, VMC Staff have recommended site-specific zoning exceptions relating to minimum and/or maximum requirements for GFA, tower setbacks and separation distance, amenity area, and residential unit types, as identified in Attachment 9.

Minor modifications may be made to the zoning exceptions identified in Attachment 9 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

***A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City***

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed under the Engineering section of this report related to servicing allocation and site remediation. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

***The Policy Planning and Special Programs Department (VMC Program) recommends approval of the Draft Plan, subject to Conditions***

The VMC Program is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 5, subject to the Conditions of Approval in Attachment 10 of this report.

### Subdivision Design

The Draft Plan shown on Attachment 5 facilitates the creation of a mixed-use development block, a portion of a new east-west 20 m public Local Street (Freshway Drive), road widenings for Maplecrete Road and Doughton Road, and required 0.3 m reserves in accordance with the VMCSF framework. The street conveyance will take on an interim condition until such time that the landowners to the south (7551 and 7601 Jane Street) redevelop.

### Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved VMC Urban Design Guidelines. This will be further reviewed through Site Development File DA.22.072.

### Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 10.

### Tree Protection Agreement

The Owner has submitted an Arborist Report and Tree Inventory and Preservation Plan prepared by Baker Turner dated May 12, 2022, which documents the removal of 38 existing trees. Should any trees be removed, tree compensation/cash-in-lieu will be required. The Owner shall provide cash-in-lieu payment in accordance with the City's Tree Protection Protocol, should the Site Plan Application be approved.

The Owner is required to enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 052-2018, prior to the execution of a Site Plan Agreement which includes a security for trees to be preserved and protected in accordance with the approved Arborist Report. A condition to this effect is included in Attachment 10 of this report.

### ***The Development achieves a Silver Sustainability Threshold Score***

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 52 (silver level). This score meets minimum threshold requirements.

### **Financial Impact**

There are no requirements for new funding associated with this Report.

### **Operational Impact**

***The Engineering Division (VMC Program) supports the Development subject to the conditions in this report***

The Engineering Division (VMC Program) has provided the following comments:

### Road Network

The Owner is conveying Street “1” to deliver a 10 m wide segment of the future 20 m Local Street. The proposed right-of-way (‘ROW’) width and cross-section details are being established to the satisfaction of the City in accordance with the VMCSPP as follows:

- i) Street “1” shall be designed in its ultimate configuration with a 20 m right-of-way cross-section for future extensions east of Maplecrete Road. The east-west public street shall be coordinated with the landowners to the south (7551 and 7601 Jane Street).
- ii) An interim road condition is proposed for Street “1” – see Attachment 3. This interim condition will accommodate the safe and efficient movement of all road users and shall remain in place until lands to the south are developed to deliver the ultimate 20 m ROW, as noted above.

3.0 m road widenings are required along Doughton Road and Maplecrete Road to accommodate minimum 26 m right-of-ways respectively. The required widenings have been incorporated into the Draft Plan of Subdivision and site plan and reflected in the building placement.

### Municipal Servicing (separate Water/Sanitary/Stormwater)

The Owner has submitted a Functional Servicing and Stormwater Management Report prepared by Schaeffers, dated December 2022 to support how the Development will be serviced.

#### *Storm Sewer*

- The Development will direct controlled stormwater drainage to the proposed 300mm dia. storm service connection that outlets to the existing 1200mm dia. storm sewer on Doughton Road. The controlled site development flows will ultimately outlets to the Black Creek along the south side of Doughton Road and east of Jane Street.

#### *Sanitary Sewer*

- Sanitary service for the subject development will be provided by the connection to the sanitary sewer located on Doughton Road. Subject to the confirmation of residual capacity in the existing sewer system, sanitary sewer upgrade could be required to support the proposed development based on the updated MESP.

#### *Watermains*

- Water services for the subject development will be provided by the construction of water service connections to the watermain located on Doughton Road, which address domestic and fire flow demands for the proposed development. In

accordance with the updated MESP, the servicing strategy recommended the watermain upsized from 300mm to 400mm on Doughton Road.

### Infrastructure Improvements

The Owner shall contribute its share of the cost of infrastructure works and/or undertake necessary improvement works associated with implementing the municipal servicing improvements for the ultimate build-out of the VMC Secondary Plan area based on the recommendations of the on-going Integrated Urban Water Master Plan EA and latest VMC FSSR Update to the satisfaction of the City. Financial commitments for the Plan may be secured via the subdivision agreement and will be based on the City's latest available cost estimate for the required infrastructure improvements.

Development charges adjacent to the subject development lands include:

#### *City-Wide Engineering*

- DC Project 25 – Doughton Road Widening – Jane Street to Maplecrete Road
- DC Project 32 – Maplecrete Road Widening– Hwy 7 to Peelar Road
- Citywide Watermain No. 13 – Maplecrete Rd. - 400mm diameter watermain – Peelar Road to Hwy 7
- Citywide Watermain No. 17 – Doughton Road - 400mm diameter watermain – Jane Street to Maplecrete Rd.

The following current Area Specific Development Charge (ASDC) will be applicable upon Plan registration/prior to issuance of building permit as determined by the Development Finance Department:

#### *Area Specific Development Charges (ASDC)*

- VMC SE – Doughton Sanitary Sewer Improvement Works
- VMC Jane Street Sanitary Trunk Sewer Improvements
- Edgeley Pond and Black Creek Channel Works – MAP 3

### Parking

The Owner has submitted a Transportation Impact Study, prepared by LEA Consulting Ltd., and dated June 2022 (revised December 2022) in support of the proposed parking standards for the development proposal.

The VMCSPP states that transit-supportive parking standards for residential and non-residential uses shall be adopted by the City to facilitate development in the VMC and encourage non-automobile travel. The proposed parking rates can be supported as it capitalizes on the existing transit infrastructure and is consistent with recently approved

parking ratios in the VMC. Transportation Engineering has reviewed the study and advise that they have no objection to the proposed parking standards.

The proposed bicycle parking rates exceed the minimum bicycling parking requirements identified in Zoning By-law 1-88, reducing the need for vehicular parking and encouraging active transportation use within the VMC.

#### Environmental Engineering

Phase One and Two Environmental Site Assessment (ESA) reports prepared by MTE Consultants Inc., and dated June 1, 2022, were submitted for review. The Owner is required to submit a Remedial Action Plan (RAP), conforming to the City's RAP checklist, including the delineation the areas of potential environmental concern identified at the subject site.

The proposed development, from existing commercial to a more sensitive land use of residential, will require a Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) filed on the Environmental Site Registry in accordance with O. Reg. 153/04. In addition, given that contamination was identified, and remediation will be required prior to re-development, in accordance with the City's Contaminated Sites Policy, the Holding Symbol "(H)" will apply to the amending Zoning By-law with removal conditional upon the Owner providing the City with a copy of the MECP RSC filed on the Environmental Site Registry for the entire Subject Lands.

#### Sewage and Water Allocation

There is limited available city-wide servicing capacity. York Region is expected to grant the City additional servicing capacity in Q4-2023 as part of their Capacity Assignment cycle to Regional Municipalities. In the interim, the City has recommended the inclusion of a Holding "(H)" Provision within the Zoning By-law which provides that the Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:

- 1) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy to the subject lands.

#### Geotechnical and Hydrogeological Report

The Applicant submitted a preliminary Geotechnical and Hydrogeological Investigation Report prepared by DS Consultants Ltd. and dated August 30, 2022 and September 1, 2022, respectively, for review and approval by the City. The Report recommended the ground water control measures that need to be implemented during the construction, and assessment of the long-term dewatering activities required on the Subject Lands.

***Parkland dedication requirements in accordance with the City's most current policies on cash-in-lieu will be applicable for this Development***

The Legal Services, Real Estate Department has advised that parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-2012 and the policies outlined in Section 7.3.3 of VOP 2010 Parkland Dedication.

Prior to the issuance of a Building Permit, the Owner will be required to convey land at the rate of 1 ha per 600 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1,000 units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the *Planning Act* and the City's Parkland Dedication Policy.

Clauses will be included in the future implementing Draft Plan of Subdivision and Site Plan Agreements.

***Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage***

The development meets the criteria for CBC being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

***The Financial Planning and Development Finance Department has no objection to the Development***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. The Owner shall pay to the City the applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.

***Other external agencies and various utilities have no objection to the Development***

The York Region District School Board ('YRDSB') and York Catholic District School Boards ('YCDSB') are important stakeholders in implementing the VMCSPP and continue to be active participants and stakeholders as part of the ongoing VMCSPP update. The current VMCSPP protects for four (4) school sites within the VMCSPP area to serve the planned population. As part of the recalibration exercise through the VMCSPP update, options will be considered to address the impact of additional density on requirements for additional community facilities and schools to ensure a complete community is achieved. The School Boards are working closely with City staff to address the inadequate school site designations relative to the proposed and approved densities to-date in the VMC.

The YCDSB has expressed preliminary concerns about inadequate student accommodation relative to proposed and previously anticipated densities initially envisioned for the area. The City acknowledges these concerns and will continue to work with the School Boards to ensure that their concerns are adequately addressed. No comments were received from the YRDSB or the Conseil Scolaire de District Catholique Centre Sud ('CSDCCS') as of the date of this report.

The Subject Lands are located within 1000 m of the Canadian National Railway's ('CN') rail yard ROW. CN has expressed concerns of developing/densifying residential uses within 1000 m of a rail yard. Prior to final Draft Plan approval, the Owner shall satisfy CN's conditions identified in Attachment 10c.

NavCanada, Bombardier Aerospace, Alectra Utilities Corporation, and Rogers have no objection to the approval of the Development. Enbridge and Bell Canada have no objections to the Development subject to the conditions included in Attachments 10d-e.

### **Broader Regional Impacts/Considerations**

York Region has reviewed the Applications and has no objection to the Development in principle, however, remains the approval authority of the Official Plan Amendment File OP.21.008.

York Region has commented that the trend of developments has significantly increased densities on a site-by-site basis in the absence of an updated comprehensive planning document. Increases in potential population, above and beyond planned growth, has a direct impact on wastewater and wastewater servicing. Due to many recent development proposals, the cumulative effect of additional growth in the VMC needs to be reassessed. A master plan level detailed analysis of the entire YDSS trunk system may be required to properly assess the impact of additional growth beyond what is currently approved or the area.

Accordingly, the Regional Exemption has not been granted at this time. The Owner will be required to address York Region's outstanding comments. Comments provided by York Region in a letter dated March 8, 2023 have been included as Conditions of Approval for Draft Plan of Subdivision in Attachment 10b.

### ***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Applications***

The westerly portion of the Subject Lands is located within the TRCA's Regulated Area. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the site to demonstrate that there are no impacts to flooding, erosion, dynamic beaches, pollution, or conservation of land be affected.

At this time, the TRCA has no objections to the approval of the Applications and is satisfied with the proposed Stormwater Management (SWM) Strategy and Erosion and Sediment Control (ESC) Plan. Prior to providing a formal recommendation for Site

Development file DA.22.072, the FSR and SWM reports will need to be updated to address the TRCA's comments dated March 3, 2023.

### **Conclusion**

The Policy Planning and Special Programs Department and the Planning and Growth Management Portfolio are satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Policy Planning and Special Programs Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 10.

### **Attachments**

1. Context and Location Map
2. Existing Zoning 1-88 Map
3. Interim and Ultimate Site Plan
4. Conceptual Site Plan and Proposed Rezoning
5. Proposed Draft Plan of Subdivision 19T-21V003
6. Building Elevations - West
7. Building Elevations - East
8. Building Elevations – North and South
9. Site-Specific Exceptions to Zoning By-law 1-88 (Table 2)
10. Conditions of Draft Plan of Subdivision Approval File 19T-21V003

### **Prepared by**

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

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager