

# Committee of the Whole (1) Report

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**DATE:** Tuesday, October 3, 2023

**WARD:** 4

**TITLE:** HOLLYWOOD PRINCESS CONVENTION & BANQUET CENTRE LTD.: OFFICIAL PLAN 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:** DECISION

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## **Purpose**

To seek approval from the Committee of the Whole on applications to amend and rezone the Subject Lands to permit a high-rise residential development consisting of two, 38-storey residential towers, a total of 840 residential units with an overall Floor Space Index of 7.25 times the area of the lot, as shown on Attachments 2 to 6.

## **Report Highlights**

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') and Zoning By-laws 1-88 and 001-2021 to permit a high-rise residential development consisting of two, 38-storey residential towers with 840 residential units and an overall FSI of 7.25 times the area of the lot.
- A Holding Symbol "(H)" is recommended, as a condition of Zoning approval, shall not be removed until servicing allocation has been granted by Council.
- The related Site Development File DA.23.003 has been delegated to the Director of Policy Planning and Special Programs Department.
- The VMC Program, Policy Planning and Special Programs Department supports the proposed development subject to Recommendations as outlined in this report.

## **Recommendations**

1. THAT Official Plan Amendment File OP.10.002 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Vaughan Metropolitan Centre Secondary Plan ('VMCSP') for the Subject Lands shown on Attachment 1 as follows:

To add a new site-specific Policy Area on Schedule “K” to

- a) Identify the Subject Lands located at 2800 Highway 7 (south-east corner of Barnes Court and Expo Way), as Area “T”.
  - b) Permit a maximum building height of 38-storeys (Towers 1 and 2) for the residential towers with a maximum density of 7.25 times the area of the lot (Floor Space Index – ‘FSI’), whereas a maximum building height of 30-storeys and 5.0 FSI is permitted.
  - c) Permit a minimum podium height of 2-storeys; whereas, a minimum of 4-storeys is required;
2. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 3, from “C7 Service Commercial Zone,” subject to site-specific Exception 9(420) to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1, Attachment 8 of this report;
  3. THAT Zoning By-law Amendment File Z.23.001 (Hollywood Princess Convention & Banquet Centre Ltd.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 4, from “V3 Vaughan Metropolitan Centre Neighbourhood Zone”, subject to site-specific Exception 14.240 to the “V3(H) Vaughan Metropolitan Centre Neighbourhood Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together with site-specific zoning exceptions identified in Table 2, Attachment 9 of this report;
  4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following condition(s) is(are) addressed to the satisfaction of the City:
    - a) 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;
  5. THAT the implementing Official Plan Amendment be forwarded to York Region for approval; and
  6. THAT the implementing Zoning By-law Amendments be brought forward to a future Vaughan Council meeting in accordance with section 24(2) of the *Planning Act*.

## **Background**

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

File OP.10.002 was filed with the City on February 1, 2010 to seek approval and amend the previous existing policies of OPA #500 (Vaughan Corporate Centre) to permit an FSI of 5.0 times the area of the lot, a maximum building height of 40-storeys, and to inform the City-wide comprehensive Official Plan Review Process. Subsequently, an appeal was filed to VOP 2010 by the Owner which has since been resolved. The resolution of the appeal resulted in site-specific permissions for the Subject Lands to address bonusing permissions, a road deletion and area-specific development charge ('ASDC') requirements.

***Official Plan and Zoning By-law Amendment Application(s) have been submitted to permit the proposed development***

The Owner has submitted an Official Plan and Zoning By-law Amendment (the 'Application(s)') for the Subject Lands to permit a high-rise residential development, as shown on Attachments 5 to 9, consisting of the following:

- Two, 38-storey residential towers for a total of 840 units with a maximum Floor Space Index of 7.25 FSI;
- A total Gross Floor Area of 55,792.50 m<sup>2</sup>;
- Two newly proposed north-south and east-west private roads providing access to the Development from Barnes Court and existing Expo Way (private road);
- A total of 814 vehicular parking spaces, including 103 visitor parking spaces within four levels of underground parking and a total of 870 bicycle parking spaces;
- A combined amenity area of 4,931 m<sup>2</sup>

***Site Development File DA.23.003 is under review and subject to delegated authority***

Site Development Application DA.23.003 has been submitted concurrently with these Applications. 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 Programs.

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): March 9, 2023 and March 15, 2023*
- *Location of Notice Signs: Barnes Court, Creditstone Road, and Highway 7*
- *Date of Public Meeting: April 4, 2023, date ratified by Council on April 25, 2023*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: September 29, 2023*

***Public Comments were received***

The following is a summary of the comments provided and received to date, which included topics such as access, traffic and parking, landscape design and phasing and comprehensive development:

- The Development will increase traffic congestion, particularly along Barnes Court through to Creditstone Road and impact vehicle and pedestrian safety
- A shortage of visitor parking within the existing Expo Tower developments for, and lack of accessible parking at-grade including parking for emergency and service vehicles due to private vehicles occupying the pick-up and drop-off areas and fire lanes
- The lack of designated dog-relief areas within the VMC
- The Development only considers developing a portion of the Subject Lands at this time and should be comprehensively reviewed and approved to include the redevelopment of the existing banquet and convention space

These comments are addressed throughout this report.

### **Previous Reports/Authority**

Previous reports related to the application(s) can be found at the following links:

Hollywood Princess Convention and Banquet Centre Ltd., Public Meeting Report  
[April 4, 2023, Committee of the Whole Public Meeting \(Item 1, Report 17\)](#)

### **Analysis and Options**

***The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan 2022 ('YROP 2022'), VOP 2010, and Vaughan Metropolitan Centre Secondary Plan ('VMCSP')***

#### **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 the VMC, the City's downtown, which is within a Settlement Area and located within a Protected Major Transit Station Area ('PMTSA') – the Creditstone BRT Station PMTSA (#56). 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. 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 Growth Plan defines an PMTSA as the area within an approximate 500 to 800 m of a transit station. The Development is located near existing and operational higher-order transit and provides housing options at a density that supports the transit investments in the VMC. The Development focuses new growth through intensification of an underutilized site. The Development would encourage, support and promote alternative modes of transportation, such as walking and cycling, through the provision of cycling facilities and amenities in the VMC. The Development shown on Attachments 5 to 9 conforms to the Growth Plan.

#### York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Community Area' located within a Regional Centre and within PMTSA #56, which permits a wide range of residential, commercial, industrial, and institutional uses. Regional Centres and MTSA's are focal points for the highest densities and most intensive development. The Development is compact, and urban in built-form with 840 residential units including 1 to 2-bedroom units, which provides for family sized units and contributes to the housing choices in the City to meet the needs of residents and workers in York Region. Building entrances, proposed public and private streetscaping and the proposed courtyard and private outdoor amenity areas are high-quality, pedestrian friendly and encourage active modes of transportation to contribute towards a sustainable community in the VMC. The Development conforms to the YROP 2022.

#### Vaughan Official Plan 2010 ('VOP 2010') and Vaughan Metropolitan Centre Secondary Plan ("VMCSP")

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are designated as follows:

- "Vaughan Metropolitan Centre (Regional Centre)" on Schedule 1 – "Urban Structure" of VOP 2010
- "Neighbourhood Precinct" on Schedule F - "Land Use Precincts" of Volume 2, VOP 2010, the Vaughan Metropolitan Centre Secondary Plan ('VMCSP')
- A maximum building height of 30-storeys, and a maximum FSI of 5.0 times area of the lot is permitted on the Subject Lands by Schedule I – Height and Density Parameters

The "Neighbourhood Precinct" permits primarily residential uses, complemented by community amenities such as schools, parks, community centres and daycare facilities, as required, and retail and service commercial uses. A mix of high-rise, mid-rise, low-rise buildings and a mix of apartment and townhouse buildings is encouraged. The Development proposes residential uses which conforms to the VMCSP.

The following amendments to the VMCSP are required to permit the Development:

- Permitted maximum building height of 38-storeys;

- FSI of 7.25 times the area of the lot;
- Minimum podium height of 2-storeys

The proposed residential uses generally conform with the “Neighbourhood Precinct” policies with the VMCSPP. An assessment of the appropriateness of the amendments will be further discussed in this report below.

***The proposed Amendments to the VMCSPP are supported***

The VMC is provincially designated Urban Growth Centre (UGC), given its location along Highway 7 and the terminus of the Toronto-York Spadina Subway Extension. The VMC is Vaughan’s downtown which aims to consist of the widest range of uses and buildings of various sizes, including the tallest buildings in Vaughan, and focus for civic activity, business, shopping, entertainment, and living.

Policy 2.1.3.2, Defining Vaughan’s Transformation: Key Planning Objectives, addresses Vaughan’s main land use planning challenges and the management of future growth by directing a minimum of 29,300 residential units through intensification within the built boundary, promoting public transit use by encouraging transit-supportive densities and an appropriate mix of uses along transit routes, and providing a diversity of housing opportunities.

The VMCSPP provides several objectives for the VMC, including the following:

- 3.1 Establish a distinct downtown for Vaughan by 2031 containing a mix of uses, civic attractions and critical mass of people
- 3.5 Optimize existing and planned investments in rapid transit
- 3.6 Establish a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system
- 3.7 Develop a generous and remarkable open space system
- 3.9 Ensure development incorporates green infrastructure and green building technologies
- 3.10 Ensure all development exhibits a high-quality of urbanity, materials, and design

The Subject Lands are designated “Neighbourhood Precinct”, which is envisioned through the urban structure to provide residential uses which include a mix of high-rise, mid-rise and low-rise buildings, complemented by community amenities such as schools, parks, community centres and daycare facilities and retail/service commercial uses as required. Although the Applications exceed the VMCSPP density and height permissions, they contribute reasonably to meeting the overall density target of 200 people and jobs per hectare by 2031 in the VMC UGC. The Development provides a neighbourhood residential development that is pedestrian friendly and located near higher-order transit.

The Development supports the planned residential population growth in the VMC by providing a total of 840 residential units with family-sized units (two-bedroom units) in the Neighbourhood Precinct. The Development is within a 5-minute walk to the future Edgeley Pond and Park and the under-construction strata park located to the west of the Subject Lands. The Development satisfies the Policies of 8.1.3 and 8.1.4 to contribute to the projected population growth and provide a diverse housing mix. A Development Concept Report has been submitted by the Owner to provide context to the surrounding future uses, including conceptual designs to further redevelop the banquet centre. Development of any future phases will be subject to Council approval, and will be assessed on its own merits.

The Development utilizes the existing accesses from Barnes Court and Expo Way (private road) and proposes the construction of two new private roads (north-south and east-west) to facilitate a fine grid network. Further, the proposed residential parking rate facilities transit-supportive parking standards and encourages multi-modal transportation.

Policy 8.7.2 requires that the location, massing and design of buildings contribute to human-scaled streetwalls, attractive streetscapes, a varied skyline, and an active pedestrian public realm. Notwithstanding the additional building height, the Development contributes to a varied skyline with the 38-storey towers which are comparative in height to the existing 37, 39 and 60-storey towers (Expo Towers) located immediately west.

The Development proposes a two-storey podium which includes indoor amenity areas offering flexible workspaces for residents, galleries, art workshops, fitness and spa areas. Rooftop terraces are located on the third-storey, providing additional outdoor amenities to serve its residents. The at-grade courtyard and outdoor amenity spaces are accessible and complement the uses within the podium and would help animate and urbanize the streetscapes to encourage social interaction. Although the double-height podium is less than the standard requirement in the VMCSPP, the proposed double-height podium maintains the intent of the policy which is to provide for a desired human-scale street wall and transition to the residential tower portions above, which is especially desirable for a Neighbourhood Precinct. The Development generally satisfies the intent of Policy 8.7.17.

Additionally, the proposed towers are slender with floorplates which do not exceed 750 m<sup>2</sup>, maintaining a massing which has limited impacts on shadow impacts, loss of sky views, while maintaining privacy. The location of both towers respects the required 12.5 m and 25 m setbacks to adjacent property lines to protect tower spacing requirements to ensure privacy. The Development satisfies Policy 8.7.18.

Principles respecting a well-articulated podium expression, tower massing, and specific placement of building entrances and lobbies at the ground floor level fronting onto the public realm with high-quality streetscape treatments remain a priority to ensure that a comfortable pedestrian realm complemented by high-quality building material is

provided. The Owner has agreed to work with the VMC Program to address the blank building façade along Barnes Court and deliver a public art component that animates the public street frontage. This design will be addressed through the Site Plan application. The Development satisfies Policies 8.7.19 to 8.7.25.

Overall, the layout, landscape design and architecture of the Development are of a satisfactory design standard. Building setbacks, tower step backs, material treatments, architectural features, and public realm design have been utilized to encourage a comfortable streetscape, varied streetwall and a pedestrian-first experience. The Development satisfies Policies 8.7.3 to 8.7.7.

#### Design Review Panel ('DRP')

On April 25, 2023 the Applications were considered by the DRP. The minutes to the DRP can be found on the City's website [Meeting 108](#).

The Panel provided comments respecting site context, architectural design and massing, site plan and organization and ground floor uses.

The Panel voiced concerns about the site organization respecting the number of service driveways which promotes vehicular centric development, particularly along the frontage along Barnes Court. The Owner has responded to this comment by relocating the service and loading area to the private road (Expo Way). The Panel recommended that the outdoor amenity space at-grade be relocated in front of Barnes Court to reduce potential shadow impacts in the future. As a POPS is no longer being proposed, the Owner has addressed this comment by proposing to keep the outdoor amenity space at-grade in its current location. Cycling facilities should be included to provide connectivity to the site and nearby amenities such as Edgeley Pond and Park. The Owner has responded to these comments by providing cycling facilities along the southern frontage of Barnes Court.

The Panel noted the proposed built-form is simple in design and visual interest and encouraged the Owner to provide variety of materiality, colour and texture. The Panel also commented on the blank wall façade and asked the Owner to provide opportunities to activate the streetscape. The Panel encouraged the Owner to future proof the ground floor and provide flexibility to ensure appropriate amenities are provided to accommodate the wide variety of people and activities. The Panel also recommended varying the tower heights to add visual interest to the skyline. The Owner is proposing public art along the blank wall façade and has agreed to work with Staff to improve the overall building elevations and provide more variety in materiality and colour. The proposed double-height podium which includes proposed home-office space and amenity uses will allow for flexibility and future-proof for other non-residential uses.

A 2<sup>nd</sup> DRP session may be required as part of the Owner's active Site Development Application File DA.23.003.



***Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law***

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 concurrently are required as Zoning By-law 001-2021 is not yet in force for the Subject Lands due to it being under appeal.

***Amendments to Zoning By-law 1-88 are required to permit the Development***  
**Zoning:**

- “C7 Service Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(429).
- The C7 Zone does not permit the proposed residential uses.
- To rezone the Subject Lands to the “C9 Corporate Centre Zone”, together with the following site-specific zoning exceptions to permit the Development, as shown in Attachments 3 and 8

***Amendments to Zoning By-law 001-2021 are required to permit the Development***  
**Zoning:**

- “V3 Vaughan Metropolitan Neighbourhood Zone” by Zoning By-law 001-2022, subject to site-specific Exception 14.240
- The V3 Zone permits an FSI of 5.0 times the area of the lot, and a maximum building height of 25-storeys
- To rezone to the “V3(H) -S(38)-D(7.25) to permit site-specific exceptions to permit the Development as shown in Attachments 3 and 9

In addition to the zoning exceptions in Tables 1 and 2, the following site-specific zoning provisions among others, will also be included:

- Maximum Overall GFA shall not exceed 55,792.5 m<sup>2</sup>
- A minimum ground floor height shall be 4.69 m<sup>2</sup>
- A minimum common amenity area (indoor and outdoor combined) shall be 4 m<sup>2</sup> per unit
- A maximum residential unit count of 840 residential units
- A minimum distance between any building portion above the first 9.5 m of Towers 1 and 2 shall be 25 m

The VMC Program supports the proposed zoning exceptions on the basis that the proposed site-specific zoning standards would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific standards (minimum setbacks, tower setbacks, landscape strip widths, maximum residential and overall GFA, building heights, loading space, parking requirements, build-to-zone requirements, amended definitions for Amenity Area, Building Height, Lot, Gross Floor Area and Parking Spaces can be supported as it would enable a compact built-form suitable for a downtown. Proposed parking standards are supported by Transportation Engineering staff, and support an urban environment, capitalizing on existing transit infrastructure, and encourages multi-modal transportation. The proposed building heights are appropriate in context of a high-rise compact built form and provide

a pedestrian realm relationship supported by a downtown environment accessible to higher-order transit.

Exception 9(429) in By-law 1-88 and Exception 14.240 in By-law 001-2021 include site-specific exceptions such as minimum parking requirements for the banquet hall. The Subject Lands will also need to be removed from the Schedules identified in Exceptions 9(429) and Exception 240. Upon the Subject Lands being created by way of Draft Plan of Condominium or Consent, there will be a parking deficiency noted as “other lands owned by applicant” on Attachment 2, whereby 604 parking spaces are required, and 223 parking spaces will be provided. The Owner will be required to seek relief for this parking deficiency and submit parking utilization surveys and implement TDM measures to justify the proposed parking rates.

Minor modifications may be made to the zoning exceptions identified in Table 1 and Table 2 (Attachments 8 and 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 throughout this report. 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.

**Financial Impact**

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

**Operational Impact**

***The Development Engineering (‘DE’) Department supports the Development, subject to the conditions in this report, including payment of all required development review fees***

The DE Department has provided the following comments regarding the Development:

**Road Network**

The Development proposes two new private roads (east-west and north-south) which will provide access to the Subject Lands to serve the development. The private roads are intended to be created through a future Draft Plan of Condominium(s). A public access easement will be required over the private roads.

Barnes Court is currently 23m wide, and therefore, a 1.5m widening on the south side of the street from the existing ROW centreline will be required to ensure on-street parking and in-boulevard bicycle facilities can be accommodated. The City has agreed to permit a reduced through-lane from 3.5 m to 3.0 m, resulting in an overall 25 m ROW for this

remaining section of Barnes Court, whereas 26 m is required. This deviation from the standard 26 m ROW for a collector road and through-lane reduction is only being considered in this unique location given a portion of Barnes Court is currently at 23 m to the west of Expo Way, and this modification will only impact a short segment on Barnes Court, and no public transit routes are anticipated along this road.

The Transportation Division has no objection to the proposed north-south and east-west private roads. The Owner has provided a consolidated access on Barnes Court and along the future north-south road. As a condition of approval of site plan, the Owner will be required to provide a public-access easement over these private roads to ensure public access is provided at all times.

#### Transportation and Parking

The Development provides a total of 813 parking spaces and maintains the minimum visitor parking rate of 0.15 spaces per unit. A total of 870 short and long-term bicycle parking spaces are provided within the 4 levels of underground parking to serve the Development. In-boulevard pedestrian and cycling facilities are also required along Barnes Court. Transportation Division has no objection to the reduced residential parking rates.

Accordingly, through the delegated site plan approval process, the Owner will be required to submit a final Traffic Impact Study, Pedestrian Cycling and Bicycle Circulation Plan, and Transportation Demand Management Plan to the satisfaction of the DE Department and provide TDM measures on-site for PRESTO cards and car-share opportunities.

#### Development Agreement

As a condition of future Site Plan approval, the Owner will be required to enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscape and fencing for the design, construction of road improvements and the interim and ultimate streetscape for Barnes Court.

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

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

- VMC – Edgeley Pond and Black Creek Channel Works – VMC Lands Draining to Edgeley Pond
- VMC – Edgeley Pond and Black Creek Channel Works – Undeveloped Lands in the Black Creek Drainage Shed
- VMC – Jane Street Sanitary Trunk Sewer Improvements

***The Owner will be required to satisfy all requirements to the satisfaction of the DE Department; a Holding Symbol “(H)” is recommended for servicing allocation***

The Owner has submitted a Functional Servicing & Stormwater Management Report (the ‘FSR’) dated October 2022, prepared by Valdor Engineering Inc. to support how the Development will be serviced:

Water

The Subject Lands are located within the City of Vaughan Pressure District 6 (PD6). There is municipal watermain (300 mm) on Barnes Court, which can provide domestic and fire flow demands for the Development.

Sanitary

The FSR recommends a new 300 mm sanitary service connection from Barnes Court. The sanitary sewer was also upgraded to a 450 mm sanitary sewer, which drains to the existing 600 mm trunk sewer located within the Edgeley Pond. The 450 mm sanitary sewer will be extended east to accommodate this Development. The FSR advises that there is available capacity in the downstream sewer system to accommodate the Development and any future phases.

Storm Drainage

The FSR recommends the removal of the storm sewers within the existing parking lot and replacement with a new storm sewer system to service the Development, which discharges the existing storm sewer on Barnes Court. A storm drain system will be extended through the parking garage to collect runoff from the ground surface area drains as well as the roof downspouts.

Stormwater Management

The proposed on-site stormwater management facilities are to be maintained and inspected in accordance with the recommendations of the FSR. New storm sewer systems are proposed to service the new development. The existing storm water management strategy will continue to be maintained.

Noise Assessment

The Owner has submitted an Environmental Noise Impact Study dated September 1, 2022, prepared by Valcoustics Canada Ltd. The MacMillan Yard noise assessment is subject to CN review and approval. The Owner will be required to submit an updated Environmental Noise Impact Study to address all outstanding comments to the satisfaction of the City.

Environmental Site Assessment (ESA)

Phase One and Two Environmental Site Assessment (ESA) reports were submitted for review. Based on Land-Use Compatibility study, the Development is compatible with the surrounding employment uses and can be made compatible with the Creditstone Road transportation corridor through the implementation of mitigation measures on Tower 2 during the detailed design of the Development. No contaminants were identified during the Phase Two ESA, and no further environmental investigation is required.

Accordingly, the property is suitable for residential development. For the proposed development of the Subject Lands from commercial to a more sensitive land-use, a Record of Site Condition (RSC) in accordance with O.Reg 153/04, is required to be filed with the Ministry of Environment, Conservation and Parks (MECP).

#### Sewage and Water Allocation

Currently, there is limited available City-wide servicing capacity. However, York Region is expected to grant the City additional servicing capacity in Q4 of 2023, as part of their Capacity Assignment cycle to regional municipalities. In the interim, the City will require a Holding Symbol “(H)” until servicing allocation becomes available. The availability of regional servicing capacity will be assessed upon the site plan approval stage.

#### Dewatering

The FSR identifies the requirement for permanent long-term groundwater discharge into the municipal sewers. The Owner will be required to obtain a long-term discharge approval in compliance with By-law 130-2022 and satisfy all requirements of the Environmental Services Department. The Owner shall coordinate with the civil, geotechnical and dewatering consultants to provide a detail dewatering plan for the construction.

#### ***Parks Planning has no objection to the Development***

Parks Planning Staff has reviewed the Applications and have no objection to the proposal, subject to the recommendations of this report to satisfy its parkland dedication requirements to the City’s satisfaction. Cash-in-lieu of parkland will be required. The Development proposes an outdoor amenity area, roof top amenity terraces, and indoor amenity areas within the podium to serve its residents. The Development is also located within close proximity to the Edgeley Pond and Park, and the under-construction strata park, which will provide park facilities to serve the residents and visitors in the downtown. The City is also undertaking a review of the Parks and Wayfinding Master Plan which will guide the timely development of parks and open space in the VMC, including the integration of public dog parks to serve all users of the downtown.

#### ***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 Owner will be required to satisfy any cash-in-lieu of parkland as part of their related Site Development Application File DA.23.003.

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

The Owner shall enter into Site Plan and Development Agreements 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***

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. A Community Services Facility Study has been submitted and is currently under review.

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 within the review area of CN. CN has reviewed the Owner's Noise and Vibration Feasibility Study. CN has identified requirements to be satisfied, should the subject Applications be approved. The Owner will be required to satisfy all requirements, including a noise assessment and entering into all necessary agreements of CN in their email dated March 13, 2023.

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. The Owner will be required to satisfy all conditions of approval are satisfied prior to final approval of the Site Plan.

**Broader Regional Impacts/Considerations**

York Region has reviewed the Applications and has no objection to the Development in-principle and remains the approval authority of the Official Plan Amendment File OP.10.002. However, York Region advises that Development continues a development pattern that exceeds planned growth, which may have an impact on the Region's planned transportation and water and wastewater networks. In their letter dated April 12, 2023, York Region advises that the proposed OPA should await further direction from the City on an updated Secondary Plan, as it will provide guidance on the appropriate height, density, urban design, transportation and water and wastewater requirements in a comprehensive and coordinated manner. The Owner will be required

to address York Region's outstanding comments including submissions for updated engineering reports, drawings and studies through their subsequent Site Development Application File DA.23.003 and pay all outstanding review fees.

### **Conclusion**

The VMC Program, Policy Planning and Special Programs Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the VMC Program, Policy Planning and Special Programs Department can recommend approval of the Applications, subject to the recommendations in this report.

**For more information**, please contact Natalie Wong, Senior Planner, at extension 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. Zoning By-law 1-88 Table 1
9. Zoning By-law 001-2021 Table 2

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