

Committee of the Whole (1) Report

DATE: Tuesday, January 23, 2024

WARD: 4

TITLE: 1834371 ONTARIO INC.: OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF
SUBDIVISION FILES OP.22.009, Z.22.018 AND 19T-13V006 –
2951-2957 HIGHWAY 7 AND 180 MAPLECRETE ROAD,
VICINITY OF HIGHWAY 7 AND JANE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to amend the Official Plan and Zoning By-laws, and facilitate a draft plan of subdivision on the Subject Lands to permit a high-rise mixed-use development consisting of five towers ranging in heights from 27 to 48-storeys with residential, office, and retail uses, public rights-of-way, a Public Square, and an overall Floor Space Index of 9.0 times the area of the lot, as shown on Attachments 6 to 9.

Report Highlights

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan and Zoning By-laws 1-88 and 001-2021 to permit a high-rise mixed-use development consisting of five towers ranging in heights from 27 to 48-storeys with residential, office, and retail uses, public rights-of-way, a Public Square, and an overall Floor Space Index of 9.0 times the area of the lot.
- The Owner proposes to amend the previously draft approved Draft Plan of Subdivision File 19T-13V006 to align with the current development proposal by creating three mixed-use development blocks, a park block, and public rights-of-way.
- The VMC Program supports the proposed Development, subject to conditions as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.22.009 (1834371 Ontario Inc.) 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:
 - a) To modify Schedule "C" to delete the planned east-west Mews located on the Subject Lands.
 - b) To modify Schedule "D" and relocate the planned Public Square to the southwest limits of the Subject Lands.
 - c) To modify Schedule "F" to extend the Station Precinct Designation to the balance of the Subject Lands.
 - d) To modify Section 9.3.17 by deleting and replacing the policies with the following:
 - a. The Lands municipally known as 2951 to 2957 Highway 7 and 180 Maplecrete Road are identified on Schedule K as "Area O" and are subject to the following policies:
 - i. Permit a maximum building height of 48 storeys.
 - ii. Permit an overall maximum density of 9.0 FSI.
 - iii. The maximum permitted podium height shall be 7-storeys for the northeast development block.
 - iv. The Public Square located at the southwest corner of the Subject Lands shall be a minimum of 0.164 ha.
 - v. Permit that a maximum residential tower floorplate shall generally be 850 m².
 - vi. Permit a total of 2,176 dwelling units having a mixed residential tenure, wherein a minimum of 24,500 m² of gross floor area ('GFA') shall be for rental tenure.
2. THAT Zoning By-law Amendment File Z.22.018 (1834371 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 7, from "C9(H) Corporate Centre Zone with a Holding "(H)" Symbol" and "OS2(H) Open Space Park Zone with a Holding "(H)" Symbol" both subject to Exception 9(1402) to "C9(H) Corporate Centre Zone with a Holding Symbol" and "C9 Corporate Centre Zone" both with site-specific exceptions generally identified on Table 1, Attachment 10 of this report and "OS2, Open Space Park Zone".
3. THAT Zoning By-law Amendment File Z.22.018 (1834371 Ontario Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 7 from "V1(H)-S(5-30)-D(2.5-5)-1031,1118, Vaughan Metropolitan Centre Station Zone with a Holding "(H)" Symbol, subject to Exceptions 14.1031 and 14.1118, "V3-S(5-25)-D-2.5-4.5)-1031, Vaughan Metropolitan Centre Neighbourhood Zone" subject to Exception 14.1031 and "OS1(H)-1031, 1118, Public Open Space Zone with a Holding "(H)" Symbol", subject to Exceptions 14.1031 and 14.1118 to "V1(H)-S(5-48)-D(2.5-9.0), Vaughan Metropolitan Centre Station Zone with a Holding "(H)" Symbol" and "V1-S(5-48)-

D(2.5-9.0), Vaughan Metropolitan Centre Station Zone” both subject to site-specific exceptions generally identified on Table 2, Attachment 11 of this report and “OS1 Public Open Space Zone”.

4. THAT Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:
 - 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.
 - b) Prior to removal of the Holding Symbol on the Block 2 Lands, the Owner shall provide rental housing details to the satisfaction of the City.
 - c) Prior to removal of the Holding Symbol on the Block 2 Lands, the Owner shall enter into a Site Plan Agreement with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area.
5. THAT the revised Draft Plan of Subdivision File 19T-13V006 (1834371 Ontario Inc.) as shown on Attachment 6, BE DRAFT APPROVED, to facilitate the creation of three mixed-use development blocks, a park block, public rights-of-way (ROW), road widenings, and 0.3m reserves, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 12 to this Report.
6. THAT the implementing Official Plan Amendment be forwarded to York Region for approval; and
7. 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: 2951-2957 Highway 7 and 180 Maplecrete Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Draft Plan of Subdivision File 19T-13V006 (1834371 Ontario Inc.) was previously draft approved by Vaughan Council concurrently with Zoning By-law Amendment File Z.15.021 and Site Development File DA.13.021 on January 30, 2018. The previous Draft Plan implemented the lot fabric associated with Files Z.15.021 and DA.13.021, however the development never came to fruition and the Draft Plan was never finalized. Extensions to the original draft plan approval have been issued, with the latest extension lapsing on March 14, 2023. The applicant is amending the previously draft approved Draft Plan of Subdivision to align with the new development proposal under subject applications OP.22.009 and Z.22.018.

Since the Statutory Public Meeting on November 22, 2022, revisions to the applications include: removal of the proposed strata condition under the Public Square, redistribution of building height, a decrease in density from 9.40 to 9.0, alignment of Street A to the Council approved application immediately south (216-220 Doughton Rd), a commitment to 24,500 m² of rental tenure for dwelling units within Building C, and the provision of a 1.0m setback (above grade) for buildings along the west and south lot lines.

Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development.

The Owner has submitted Official Plan and Zoning By-law Amendment Applications, and revisions to the previously approved Draft Plan of Subdivision Application (the 'Applications') for the Subject Lands to permit a high-rise mixed-use development, as shown on Attachments 6 to 9, consisting of:

- Five towers ranging in height from 27 to 48 storeys.
 - Tower A (43-storeys) and Tower B (48-storeys) are residential apartment buildings with at-grade retail.
 - Tower C (34-storeys) is a mixed-use building with at-grade retail, three floors of office space, and residential units.
 - Tower D (27-storeys) and Tower E (32-storeys) are residential buildings.
- A maximum floor space index ('FSI') of 9.0 times the area of the lot.
- A total of 2,176 residential dwelling units are proposed. Within Tower C, a minimum residential GFA of 24,500 m² will be rental tenure.
- New north-south and east-west public Local Roads (20m).
- A 0.164 ha Public Square.
- Over 8,000 m² of residential amenity area.

The proposed Development is envisioned to be developed in phases, with Towers A and B proceeding first, followed by Towers D and E, then Tower C. Future Site Development and Draft Plan of Condominium Applications are required to facilitate the build-out and tenure for the Development.

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 Extended Polling Area as shown on Attachment 1): October 28, 2022.*
- *Location of Notice Signs: Highway 7 and Maplecrete Road.*
- *Date of Public Meeting: November 22, 2022, date ratified by Council November 29, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: January 10, 2024.*

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are summarized as follows:

- Street A is not coordinated with the approved development immediately south.
- Vehicular access/egress for (Towers D and E) is a concern given the distance from the new Street B and Maplecrete Road intersection, and potential new driveway accesses off Maplecrete for future development.
- Building D creates a 4-storey blank wall condition along the south property line.
- General Ontario Building Code ('OBC') concerns and Zoning non-compliance.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the applications can be found at the following links:

1834371 Ontario Inc., Public Meeting Report
[November 22, 2022, Committee of the Whole Public Meeting \(Item 2, Report 40\)](#)

1834371 Ontario Inc., Committee of the Whole Report
[January 23, 2018, Committee of the Whole Report \(Item 1, Report 2\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan, VOP 2010, and VMCSPP

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development, and includes 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 which is 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 urban form, ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes and tenure facilitates a higher density development that capitalizes on the transportation infrastructure investments. 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 Development is proximal to higher-order transit and provides housing options and tenures at a density that supports the transit investments in the VMC. The Development focuses new growth through intensification of an underutilized site, and encourages, supports, and promotes alternative modes of transportation, such as walking and cycling. The Development conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 2010 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 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured, however applications shall have regard for YROP 2022.

The Subject Lands are designated "Urban Area", which permits a range of residential, commercial, industrial, and institutional uses. The Subject Lands are within a 'Regional Centre', supported by higher order transit and a mix of 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 2,167 residential units including 1 to 3-bedroom units, and will include rental GFA, 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. The Development conforms to YROP 2010.

Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 - Vaughan Metropolitan Centre Secondary Plan ('VMCSP')

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

- "Station Precinct" and "Neighbourhood Precinct" on Schedule F – Land Use Precincts.
- "Area O" on Schedule K – Site Specific Policy Areas which permits a maximum building height of 35-storeys and maximum density of 5.5 FSI.
- Having a "Public Square" on Schedule D – Major Parks and Open Spaces.
- "Office Uses Permitted" on Schedule G – Areas for Office Uses.
- "Recommended retail, service commercial or public use frontage" along Maplecrete Road and portions of Highway 7 on Schedule H.
- "Existing Floodplain" along the west property line on Schedule J – Floodplain and Environmental Open Spaces.

The "Station Precinct" designation permits a broad mix of uses such as residential dwellings, retail, and service commercial. A mix of high-rise and mid-rise buildings are encouraged. The "Neighbourhood Precinct" designation 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 following amendments to the VMCSP are required to permit the Development:

- Extend the Station Precinct Designation to the balance of the Subject Lands, as shown on Attachment 3.
- Permit a maximum building height of 48 storeys, and maximum FSI of 9.0, whereas maximums of 35-storeys and 5.5 FSI are permitted.
- Permit a maximum podium height of 7-storeys on the northeast development block, whereas generally 6-storeys are permitted along Highway 7.
- Permit a maximum residential tower floorplate of 850 m², whereas generally 750 m² is permitted.
- Deletion of the planned Mews on the Subject Lands (Attachment 4).
- Permit a 0.164 ha Public Square to be located at the southwest limits of the Subject Lands, whereas 0.20 ha is required (Attachment 5).
- Permit a maximum of 2,176 dwelling units with a mixed residential tenure.

The proposed residential, office, retail, and parkland uses generally conform to the applicable use policies within the VMCSP. An assessment of the appropriateness of the amendments is outlined below.

Staff support the proposed amendments to the VMCSP

The VMC is intended to consist of the widest range of uses and built form including the tallest buildings in Vaughan, while also being the focus for civic activity, business, shopping, entertainment, and living. The VMCSP 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 VMCSP provides several objectives for the VMC, including:

- Establish a distinct downtown with a mix of uses, civic attractions and critical mass of people.
- Optimize existing and planned investments in rapid transit.
- Establish a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system.
- Develop a generous and remarkable open space system.
- Ensure development incorporates green infrastructure and building technologies.
- Exhibit a high-quality of urbanity, materials, and design.

The Development consists of a mixed-use urban form with five high-rise towers on podiums ranging in height from 27 to 48-storeys, office and retail uses, and a public park which supports the establishment of Vaughan's downtown. The proposed expansion of the "Station Precinct" designation to the balance of the Subject Lands is appropriate,

given the overall comprehensive development consists of heights, densities, and uses that more closely align with this designation.

While the Development exceeds VMCSPP density and height permissions, it contributes to the projected employment and population growth and provides for a diverse housing mix. It consists of 4,879 m² of Office space in Tower C, and at-grade retail in Towers A, B and C; and a total of 2,176 residential dwelling units, of which, approximately 33% are family-sized (2-bedroom or greater). The Owner is proposing that a minimum of 24,500 m² residential GFA in Tower C will be rental tenure.

The Development encompasses the delivery of two new public 20m Local Streets as shown on Attachment 6 which will be secured through the Draft Plan of Subdivision application and associated conditions of approval. This will enable a fine grid of connectivity in the VMC, while encouraging active and multimodal transportation.

The proposed amendment to delete the east-west mews on the Subject Lands is appropriate given that a connection to the lands immediately west is maintained by way of a “servicing driveway” as shown on Attachment 7.

Section 8.7 – Built Form, includes policies for building step-backs, ground floors, building height, massing, and building exteriors. The Development locates the tallest buildings towards Highway 7 and provides an adequate transition southward towards the adjacent “Neighbourhood Precinct” designation. A 7-storey maximum podium height for Towers A and B is proposed and establishes a street wall along Highway 7 that is commensurate with the approved development east of Maplecrete Road. The proposed 4-storey podiums on Blocks 2 and 3 are in keeping with the VMCSPP.

Policy 8.7.18 requires tower elements of high-rise residential buildings to be slender and spaced apart at least 25 m from one another while prescribing a maximum residential tower floor plate of approximately 750 m². The towers either meet or exceed the 25 m building separation, which ensures minimal shadowing impacts and the loss of sky views, maintenance of privacy, and contribution to an appealing skyline. The proposed 850 m² residential floorplate size, allows for an optimal unit layout, and is in keeping with other residential floorplates approved within the VMC.

Public Squares are intended to provide an important complementary function as places for gathering, passive recreation and landscaping and shall generally have a minimum area of 0.2 ha and at least 50% of its edges fronting a street or mews. Staff are satisfied with the location of the Public Square on the Subject Lands as there is frontage on Street A and will connect to the planned Black Creek Greenway. The Public Square is 0.164 ha in size, and the balance of the parkland dedication requirement will be conveyed as payment-in-lieu of parkland.

The overall design of the site generally activates the public realm and fosters interaction within the Development, surrounding approved developments, and future planned land uses within the southeast quadrant of the VMC. Staff support the proposed amendments to the VMCSF.

Design Review Panel ('DRP')

On November 24, 2022, the Applications were considered by the DRP. The minutes to the DRP can be found on the City's website [Meeting 105](#).

The Panel recommended reorganizing the distribution of built form massing and introducing diversity to create an appropriate comfortable pedestrian scale that improves site porosity and views while maximizing sun penetration. The Owner has advised that each building will not reflect the same architectural style and that shorter towers are oriented towards the south and west to permit greater sun penetration.

The Panel voiced concerns about the vehicular-centric, suburban approach and advocated for creating a more pedestrian and cyclist-oriented public realm. The Panel added that increased porosity to transit opportunities, reorientation of building entrances towards transit facilities and improved bicycle parking provision would benefit the development and demonstrate its commitment to transit oriented design.

The Panel provided that the removal of drop off loops will improve the public realm by stitching together the gaps created by these elements within the public ROW while reallocating these functions to the parking lanes along the local public roads. The Owner has removed the drop-off loop along Street B for Block 3.

The Panel questioned how the Development relates to lands to the west and the future Black Creek open space system, and emphasized ensuring the development responds appropriately to its adjacencies. The Owner is proposing a Public Square on the Subject Lands which expands on the adjacency to the Black Creek. A servicing driveway is incorporated on Block 2 to preserve a connection from Street A.

DRP sessions will be required as part of future Site Development applications.

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 are required as Zoning By-law 001-2021 is not 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:

"C9(H) Corporate Centre Zone with a Holding "(H)" Symbol" and "OS2(H) Open Space Park Zone with a Holding "(H)" Symbol" both subject to Exception 9(1402).

The Owner proposes to delete Exception 9(1402) and rezone the Subject Lands to “C9 Corporate Centre Zone” with site-specific exceptions and “OS2 Open Space Park Zone” in the manner shown on Attachment 7. The proposed site-specific exceptions are included in Table 1 (Attachment 10).

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

“V1(H)-S(5-30)-D(2.5-5)-1031,1118, Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol”, “V3-S(5-25)-D-2.5-4.5)-1031, Vaughan Metropolitan Centre Neighbourhood Zone” and “OS1(H)-1031,1118, Public Open Space Zone with a Holding “(H)” Symbol”, both subject site-specific exceptions 14.1031 and 14.1118.

The Owner proposes to delete Exceptions 14.1031 and 14.1118, and rezone the Subject Lands to “V1-S(5-48)-D(2.5-9.0) Vaughan Metropolitan Centre Station Zone”, subject to site-specific exceptions and “OS1 Public Open Space Zone” in the manner shown on Attachment 7. Proposed site-specific development standards are included in Table 2 (Attachment 11).

The VMC Program supports the proposed site-specific zoning exceptions

The VMC Program generally supports the rezoning and proposed exceptions identified in Tables 1 and 2 on the basis that they facilitate a mixed-use development that is consistent with the policies and objectives of the PPS and conforms to the Growth Plan. The site-specific development standards will enable a compact built form with sufficient amenity area, and pedestrian realm relationship that is supported in an Intensification Area with access to proximal transit. Since the Public Meeting, the Owner has revised the plans to provide a 1.0 m interior side yard setback request along the west and south lot lines, in accordance with the requirements of Zoning By-law 001-2021.

Minor modifications may be made to the zoning exceptions identified in Tables 1 and 2 (Attachments 10 and 11) prior to the enactment of an implementing Zoning By-laws, as required, should the Applications be approved.

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

A Holding “(H)” Symbol is recommended on a portion of the Subject Lands. It 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. Recommendation 4. a) of this Report respecting servicing allocation is applicable to Blocks 2 and 3 on the Plan, while Recommendations 4. b) and c) respecting floodplain matters and the delivery of a rental strategy are solely applicable to Block 2.

The VMC Program recommends approval of the revised Draft Plan 19T-13V006, subject to the Conditions of Approval

Subdivision Design

The Draft Plan (Attachment 6) includes three mixed-use development blocks, a park block, two new public roads, road widenings, and 0.3m reserves. Access to Blocks 1 and

2 will be off Streets A and B, while access to Block 3 will be off Street A and B. Prior to the execution of the Draft Plan of Subdivision the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 12.

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 12.

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/Access

The intersection of Maplecrete Road and Highway 7 will accommodate a northbound left-turn lane for a full movement signalized intersection, therefore a road widening on Maplecrete will be secured through the Draft Plan of Subdivision. Proposed ROW widths and cross-section details shall be established to the satisfaction of the City, and Streets A and B shall be designed to its ultimate configuration and 20m width.

Following the Statutory Public Meeting, the Owner revised the Street A ROW alignment to properly align with the approved development application to the south (216 and 220 Doughton Road). Further, proposed vehicular access points for each development block have been reviewed, and Staff are generally satisfied with the locations with respect to spacing from nearby intersections and accesses along Maplecrete Road.

A vehicular connection shall be provided to the immediately adjacent property to the west through Block 2 (shown as the servicing driveway). A condition to this effect is included within Schedule 12. The Owner will be required to implement a Reciprocal Access Easement over the connection through a future Site Development Application.

Environmental Noise Impact

The Owner's Environmental Noise Study provides that surrounding road traffic and the operation associated with the surrounding commercial and industrial facilities may be audible at times and will require mitigation. Appropriate warning clauses should be placed in future occupancy agreements. Prior to final approval, the Owner shall provide a final Environmental Noise Study for review and approval and shall agree in the subdivision agreement to implement all recommendations of the study.

Municipal Servicing

The City's Municipal Servicing Master Plan identifies the preferred strategy for water, wastewater, and stormwater servicing for the planned growth within the VMC. An update to the Plan is currently underway and is based on revised densities being proposed in current and future development applications. The Owner has submitted a Functional Servicing and Stormwater Management Report (FSSR) in support of the Development, and proposes the following servicing scheme:

Water Supply

The servicing strategy for proposed development includes installation of a new 400mm-diameter watermain along Maplecrete Road between Highway 7 and Doughton Road. The Owner is required to undertake internal servicing of its lands with a connection to the municipal services on Streets A and B.

Sanitary Servicing

The installation of a new 450mm-diameter sanitary sewer along Maplecrete Road between Highway 7 and Doughton Road is required to service this development. The Owner is required to undertake internal servicing of its lands with a connection to the municipal services on Street B.

Storm Drainage

The Black Creek Stormwater Optimization Master Plan and the VMC Master Servicing Strategy identify the need to improve the Black Creek channel and Jane Street/Highway 7 stormwater management pond. The Development will be serviced by a new connection to the proposed storm sewers on Maplecrete Road, and an on-site storm quantity control facility will be provided for each development block. Controlled site development flows will outlet to the Black Creek. The City is investigating a stormwater management strategy for the VMC southeast quadrant. In the interim, quality control for runoff from new developments and improvements to ROWs is required.

The Black Creek floodplain encroaches along the west lot line, impacting Blocks 2 and 4. The Black Creek Renewal project will contain the floodplain within the new Black Creek channel, and remove the Subject Lands and lands adjacent from the floodplain. A "(H)" Symbol is recommended for Block 2, requiring the Owner to demonstrate that necessary Agreements have been entered into with the City, to commit to the design-build schedule, and acknowledge and indemnify the City and TRCA from the risk they are accepting in advancing development within a flood prone area.

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 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 charge projects (2022) adjacent to the subject development lands include:

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

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:

- VMC SE – Doughton Sanitary Sewer Improvement Works
- VMC Jane Street Sanitary Trunk Sewer Improvements
- Map 1 – Edgeley Pond and Black Creek Channel Works – Black Creek Floodplain Reductions Immediately Affected Landowners
- Map 3 - Edgeley Pond and Black Creek Channel Works – Undeveloped Lands in the Black Creek Drainage Shed

Geotechnical and Hydrogeological Report

The Geotechnical and Hydrogeological Investigation Reports submitted in support of the Applications recommends implementation of groundwater control measures during construction, and assessment of the long-term dewatering activities required on the subject lands. Prior to final approval of the Draft Plan, the Owner shall submit a detailed Geotechnical, Hydrogeological, and Dewatering report, to the satisfaction of the City.

Sewage and Water Allocation

A Holding Symbol (“H”) is required on a portion of the Zoning for File Z.22.018 respecting the additional requirement of 1,014 residential units (2,241 persons equivalent).

Therefore, an (“H”) shall be placed Blocks 2 and 3 until such time Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the phases. The availability of regional servicing capacity for the Blocks 2 and 3 on the Subject Lands will be assessed at the future Site Plan stage for each Block.

Parks Planning has no objection to the Development

Parks Planning Staff have no objection to the proposal, subject to the conditions to this report. For high-density residential development, the Owner shall prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential 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 1000 net residential units, or at a fixed unit rate, at Vaughan’s discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. Block 4 on the Draft Plan will be conveyed to the City as parkland, and the balance of required parkland dedication will be provided as payment-in-lieu of parkland prior to issuance of a building permit.

The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Development

PPES has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act, 2007*, S.O. 2007 are not contravened. As such, it is the responsibility of the Owner to comply with the provisions of the Act.

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 School Boards are integral stakeholders as part of the VMCS update and have provided preliminary comments respecting requirements for future school site designation requirements in the VMC

The York Region and York Catholic District School Boards are important stakeholders in implementing the VMCS update and continue to be active participants as part of the ongoing VMCS update. The VMCS update protects for 4 school sites to serve the planned population. As part of the VMCS update, options are being considered to address impact of additional density on requirements for additional community facilities and schools to achieve a complete community. Preliminary concerns about inadequate student accommodation relative to proposed and previously anticipated densities initially envisioned for the area have been expressed. The City acknowledges these concerns and will continue to work with the School Boards. No comments were received from the Conseil Scolaire de District Catholique Centre Sud as of the date of this report.

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

The Subject Lands are located within 1000 m of the Canadian National Railway's ('CN') rail yard. 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 12.

Toronto Region and Conservation Authority, 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 Attachment 12.

Broader Regional Impacts/Considerations

York Region has reviewed the Applications and generally has no objection to Zoning By-law Amendment File Z.22.018 or Draft Plan of Subdivision File 19T-13V006 (subject to conditions in Attachment 12). York Region remains the approval authority of the Official Plan Amendment File OP.22.009 and advises that Development in the VMC continues a development pattern that exceeds planned growth, which may impact the Region's planned transportation, water and wastewater networks. 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 coordinated and comprehensive manner. The Owner is required to address York Region's outstanding comments including submissions for updated engineering reports, drawings, and studies through their future Site Development Applications.

Conclusion

The VMC Program is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 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 can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 12.

For more information, please contact Matthew Peverini, Senior Planner, Ext. 3636.

Attachments

1. Context and Location Map
2. Polling Location Map
3. Proposed Official Plan Amendment – Schedule F – Land Use Precincts
4. Proposed Official Plan Amendment – Schedule C – Street Network
5. Proposed Official Plan Amendment – Schedule D – Major Parks and Open Spaces
6. Draft Plan of Subdivision
7. Conceptual Site Plan and Proposed Zoning
- 8a. Building Elevations – East and North
- 8b. Building Elevations – West and South
9. Perspective Rendering
10. Zoning By-law 1-88 Table 1
11. Zoning By-law 001-2021 Table 2
12. Conditions of Draft Plan of Subdivision Approval File 19T-13V006

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