

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 1, 2022

WARD: 4

TITLE: DOUGHTON RESIDENCES CORP.
DRAFT PLAN OF SUBDIVISION FILE 19T-21V008
216 AND 220 DOUGHTON ROAD
VICINITY OF DOUGHTON ROAD AND JANE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and Committee of the Whole on Draft Plan of Subdivision File 19T-21V008 to facilitate the creation of five blocks which includes a high-rise residential block, mews, road widening and a local north-south road with a stratified block. The residential development block proposes to accommodate approximately 1,148 residential units.

Report Highlights

- To receive input from the public and Committee of the Whole on Draft Plan of Subdivision File 19T-21V008 to create five blocks which includes a high-rise residential block, mews, road widening and local north-south road with a stratified block.
- A Draft Plan of Subdivision is required to facilitate the creation of a local north-south road and the extension and creation of required municipal services to serve the proposed high-rise residential development consisting of 1,148 residential units within 2 high-rise residential towers on a shared 4-storey podium comprised of amenity areas, residential units and community space, supported by 4-levels of underground parking with portions of the underground parking located beneath the local road.

Report Highlights continued

- A previous Public Meeting report was brought forward to the September 15, 2020, Committee of the Whole on related Files OP.20.005 and Z.20.013 to facilitate the proposed increases to the maximum building height, maximum Floor Space Index (FSI), maximum tower floor plate permissions and to realign the proposed north-south local road.
- A technical report to be prepared by the VMC Program, Policy Planning and Special Programs, Planning and Growth Management Portfolio will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Draft Plan of Subdivision File 19T-21V008 (Doughton Residences Corp.) BE RECEIVED, and that any issues identified be addressed by the VMC Program Department in a comprehensive report to the Committee of the Whole.

Background

Location: 216 and 220 Doughton Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting (PAC.19.023): October 15, 2019

Date application was deemed complete: January 14, 2022

In 2020 and 2021, the Owner submitted related development applications (the 'Applications') including an Official Plan Amendment File OP.20.005, Zoning By-law Amendment File Z.20.013 and Site Development Application File DA.21.026 which are under review by the City

The Applications propose to amend the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') and Zoning By-law 1-88 and By-law 001-2021 to facilitate the proposed high-rise residential development consisting of 1,148 residential units within 2 high-rise residential towers on a shared 4-storey podium comprised of amenity areas, residential units and community space, supported by 4-levels of underground parking with a portion that is proposed to be stratified beneath the local north-south road. These Applications are under review by the VMC Program and will be considered before a future Committee of the Whole meeting.

A Draft Plan of Subdivision has been submitted to facilitate the creation of a local north-south road and the extension and creation of required municipal services to be constructed beneath the road to serve the proposed high-rise residential development

Doughton Residences Corp. (the 'Owner') has submitted the following application (the 'Application') for the Subject Lands to permit the proposed development as shown on Attachment 2:

1. Draft Plan of Subdivision File 19T-18V002 to facilitate a residential plan of subdivision consisting of the following:

Lots/ Blocks	Land Use	Area (ha)	Units
Block 1	High Density Residential	0.5	1,148
Block 2	Local North-South Road	0.21	
Block 3	Road Widening	0.02	
Block 4	East-West Mews	0.02	
Block 5	Strata	N/A	
Total		0.75 ha	

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

- a) Date the Notice of Public Meeting was circulated: February 4, 2022.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along the property frontage on Doughton Road, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and expanded to include residents and landowners within the expanded polling area as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of February 15, 2022 by the VMC Program.

Any comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the VMC Program Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to the previous report regarding the Subject Lands:
[September 15, 2020, Committee of the Whole Public Meeting \(Item 1, Report 39\)](#)

Analysis and Options

The Application conforms with Vaughan Official Plan 2010 and the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP') only as it applies to the intent of the Draft Plan of Subdivision to facilitate the required public road allowance and municipal services. The proposed amendments related to Official Plan Amendment File OP.20.005 to permit increases to the maximum building height and density will be assessed separately.

Official Plan Designation:

- “Neighbourhood Precinct” by Schedule F and J of the VMCSPP and identified within an existing floodplain, subject to Policies 5.6.4 to 5.6.10. In accordance with Policy 5.6.6, the underlying land-use designation of the “Neighbourhood Precinct”, is currently not in-effect until conditions of Policies 5.6.6 a) to 5.6.6 c) and 5.6.8 are met to the satisfaction of the City, TRCA and the Province.
- Once in-effect, this designation permits primarily residential uses, which include a mix of high-rise, mid-rise, and low-rise buildings such as a mix of apartment and townhouse buildings.
- The related Official Plan Amendment File OP.20.005 proposes an amendment to the VMCSPP to permit an increased maximum building height (25 and 30-storeys permitted) and increased Floor Space Index (‘FSI’) (4.5 and 5 permitted) ,increased maximum tower floor plate size and to realign the proposed north-south local road. This Application remains under review by Staff.
- Schedule “C” Street Network of the VMCSPP identifies Doughton Road as a Minor Collector Road (23-26 m), the north-south road as a Local Street (20-22 m), and an east-west mews (15-17 m). The precise location, alignment and design of the streets and mews identified on this Schedule will be determined by the City through the development application process, in consultation with all applicable agencies.

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

On October 20, 2021, Council enacted 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date of filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and when in force, will replace Zoning By-law 1-88 (the City’s former comprehensive Zoning By-law), as amended. The Owner has filed an appeal with the OLT for the Subject Lands. A review of the applicable zoning and site-specific exceptions will be undertaken by staff, and any necessary revisions will be revised through the appeals process or by way of future administrative corrections to By-law 001-2021.

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

Zoning:

- V3 Vaughan Metropolitan Centre Neighbourhood Zone, S (5-25), D (2.5-4.5) with the Holding Symbol (H) and subject to Exceptions 154, and 1118 by By-law 001-2021, permit apartment dwelling and podium townhouses. Amendments to the V3 Zone are required to permit increases to the maximum building height, FSI, and other site-specific standards.
- A minimum building height of 5-storeys and maximum building height of 25-storeys is permitted; and a minimum FSI of 2.5 to a maximum FSI of 4.5 is permitted.
- EM1 Prestige Employment Zone by Zoning By-law 1-88 does not permit the proposed residential uses. The Owner proposes to rezone the Subject Lands to the C9 Corporate Centre Zone by Zoning By-law 1-88, to permit the residential uses together with site-specific zoning exceptions.

- The proposed amendments to Zoning By-laws 1-88 and 001-2021 will be concurrently reviewed with the Draft Plan of Subdivision to ensure that the proposed blocks/lots are in conformity and consistency with these documents. Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting

Following a preliminary review of the applications, the VMC Program has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010 and the VMCSPP.
b.	Appropriateness of the proposed Official Plan and Zoning By-law Amendments and Site-Specific Exceptions	<ul style="list-style-type: none"> ▪ Through the review of related Official Plan and Zoning By-law Amendments and Site Development Application (Files OP.20.005, Z.20.013 and DA.21.026), the appropriateness of the amendments to the VMCSPP, 1-88 and 001-2021 will be reviewed concurrently with this Draft Plan of Subdivision, in consideration of the existing and planned surrounding uses, with consideration given to the appropriate development standards. ▪ The Application will be reviewed in consideration of the following policies contained in the VMCSPP, including but not limited to the following: <ul style="list-style-type: none"> ▪ the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; ▪ the objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; developing a generous and remarkable open space system; optimizing existing and planned investments in rapid transit; and ensuring the Development exhibits a high quality of urbanity, materials and design;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ vision of buildings in the VMC, including ensuring the built form frames the streets and supports an engaging, comfortable and active public realm to bring vitality to the streets and contribute positively to the image of Vaughan's downtown; ▪ the appropriateness of the Draft Plan of Subdivision in consideration of the proposed stratification of underground parking beneath the local road, and the realignment of the local road, in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighbouring planned uses or the public realm, including shading and microclimatic impact; ▪ the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; ▪ Policy 4.3.1 respecting the street network in considering the proposed precise, location, alignment and design of the north-south local road, and east-west mews as shown on Schedule C; ▪ Policy 4.3.5 respecting all required widenings, and conveyance of all public road allowances as conditions of approval through the Draft Plan of Subdivision; ▪ Policy 4.3.6 regarding parking spaces proposed beneath a new local street under a Stratified Title Agreement with the City.
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ A Draft Plan of Subdivision is required for the creation of a public road allowance (20 to 22 m wide north-south local street) and the extension of municipal services (including upgrades required on Doughton Road and low impact development (LID) infrastructure on a local street) required to facilitate the development. ▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements. ▪ In accordance with Policy 4.3.5 and 10.3, new streets identified on Schedule C – Street Network of the VMCSPP, shall be conveyed to the municipality as a condition of A Draft Plan of Subdivision

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The Draft Plan of Subdivision shall be provided to the VMC Program in a geo-referenced format.
d.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Application and the related files which are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing and Roads	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council The Owner will be required to dedicate to the City of Vaughan the necessary public road allowances, should the Application be approved.
f.	Guidelines and other Area Plans	<ul style="list-style-type: none"> The Application and related files will be reviewed in consideration of the City-Wide Public Art Program, the City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan, the Black Creek Storm Water Optimization Study Master Plan Environmental Assessment (EA), Black Creek Renewal Project, and the VMC Parking Strategy.
g.	Vaughan Design Review Panel ('DRP')	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the comments provided by the DRP on January 27, 2022.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and Ministry of Environment, Conservation and Parks and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards. The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development provides a Silver score of 31 for the Draft Plan of Subdivision. All applicable development applications within the VMC are expected to meet or exceed the Silver Threshold Score.
j.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
k.	Affordable Housing	<ul style="list-style-type: none"> The consideration for applicability of Affordable Housing will be reviewed concurrently through the related applications (Files OP.20.005, Z.20.013 and DA.21.026) which will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
l.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.21.026 to be reviewed concurrently with the related Official Plan and Zoning By-law Amendments, and this Draft Plan of Subdivision in a future technical report.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application and the related files. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Natalie Wong, Senior Planner, VMC Program ext. 8866

Attachments

1. Context and Location Map
2. Polling Location Map
3. Proposed Draft Plan of Subdivision File 19T-21V008

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