

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, October 8, 2024

WARD: 4

**TITLE: 1042710 ONTARIO LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.19.010 AND ZONING
BY-LAW AMENDMENT FILE Z.19.025
3300 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND EDGELEY BOULEVARD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on revised Official Plan and Zoning By-law Amendment applications to permit a mixed-use development as shown on Attachments 2 to 8 (the 'Development'). The Development consists of two (2) 59-storey residential towers and one (1) 7-storey office tower atop a 5 to 7-storey podium, a total of 1,349 dwelling units, flex retail/community use space at-grade, a portion of a north-south mews, and yields a floor space index ('FSI') of 9.6 times the area of the lot.

Report Highlights

- The subject applications were previously considered at a statutory Public Meeting on February 4, 2020.
- The Owner has submitted revised plans to permit a mixed-use development consisting of two (2) 59-storey residential towers and one (1) 7-storey office tower atop a 5 to 7-storey podium, a total of 1,349 dwelling units, flex retail/community use space, and a portion of a north-south mews.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.19.010 and Z.19.025 (1042710 Ontario Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 3300 Highway 7 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: March 4, 2019

Date applications were deemed complete: November 22, 2019

A new Public Meeting for the subject applications is required in accordance with Vaughan Official Plan 2010 ('VOP 2010').

VOP 2010 policy 10.1.4.1 provides that a new public meeting for planning applications is required when applications have not been considered by Council within two (2) years after the date of the statutory Public Meeting, and when applications have been significantly amended beyond what was proposed at a previous Public Meeting.

The applications were originally considered at a statutory Public Meeting on February 4, 2020, and have also been revised. As such, a new public meeting is required.

The Owner has submitted revised plans since the initial Public Meeting.

Revised plans have been submitted for the Development. As shown on Attachments 2 to 8, the Development consists of:

- Two (2) 59-storey residential towers and one (1) 7-storey office tower atop a shared 5 to 7-storey podium containing residential, office, flex retail/ community space, amenity space, and an integrated parking structure;
- A total of 1,349 residential units;
- A total office gross floor area ('GFA') of 12,863 m²;
- A total flex retail/community space GFA of 1,481 m²;
- A density of 9.6 FSI;
- Two (2) levels of underground parking and four (4) levels of above-grade parking integrated into the podium for a total of 938 parking spaces;
- Common amenity area of 5,936 m² of common amenity area and 4,856 m² of private amenity area (balconies and terraces); and,
- Two (2) vehicular access points. One along the future New Park Place frontage and the second along the proposed north-south mews.

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

The Owner has submitted the following applications ('Applications') for the Subject Lands to permit the proposed Development:

1. Official Plan Amendment File OP.19.010 to amend the VOP 2010, Volume 2, specifically the Vaughan Metropolitan Centre Secondary Plan (“VMCSP”) to:
 - a) Identify the Subject Lands as a Site-Specific Policy Area on Schedule K;
 - b) Increase the maximum permitted building height from 30 to 59-storeys;
 - c) Increase the maximum permitted FSI from 5.0 to 9.6 times the area of the lot;
 - d) Permit a maximum podium height of 7-storeys;
 - e) Permit a maximum residential tower floorplate size of 850 m²;
 - f) Require a minimum non-residential GFA of 12%; and,
 - g) Require that the proposed height and density permissions shall be conditional upon full construction of New Park Place and the provision of the proposed mixed-use component.

2. Zoning By-law Amendment File Z.19.025 to amend:
 - a) Zoning By-law 1-88, as amended, to rezone the Subject Lands from “C8 Office Commercial Zone” subject to Exception 9(678) as shown on Attachment 1, to a “C8(H) 9(XXXX) Office Commercial Zone with a Holding “(H)” Symbol” and site-specific zoning exceptions as identified in Attachment 9, in the manner shown on Attachment 2.

 - b) Zoning By-law 001-2021, as amended, to rezone the Subject Lands from “V1 Vaughan Metropolitan Centre Station Zone” subject to Exception 14(413) as shown on Attachment 1, to a “V1 Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol and site-specific zoning exceptions as identified in Attachment 10, in the manner shown on Attachment 2.

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

- a) Date the Notice of Public Meeting was circulated: September 13, 2024.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and two (2) Notice Signs were posted along the Highway 7 and Edgeley Boulevard frontages 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 to anyone on file with the Office of the City Clerk having requested notice.

- c) As of September 24, 2024, one written comment was received by the VMC Program, and is summarized below:
 - VMC West Trustee Inc. advises that there is a Spine Servicing Agreement and the VMC West Cost Sharing Agreement implement VMCSPP requirements for the construction and cost sharing of the VMC West Interchange Sanitary Sewer Improvements. The Trustee requests a condition of development approval for the Owner to become a party in good standing pursuant to the VMC West Cost Sharing Agreement and to obtain a clearance letter from the Trustee.

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

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

[February 11, 2020, Committee of the Whole Public Meeting \(Item 2, Report No. 6\)](#)

Analysis and Options

The Application conforms with York Region Official Plan 2022 ('YROP 2022').

Official Plan Designation:

- Map 1 – Regional Structure, provides that the Subject Lands are located in an “Urban Area”, and “Regional Centre” which is intended to contain the highest concentration and the greatest mix of uses in the Region.
- Map 1a – Land Use Designations, designates the lands as “Community Area”, which is where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs and most office jobs.
- Appendix 2 – Major Transit Station Areas, provides that the lands are within Protected Major Transit Area ('PMTSA') 67 – VMC Subway Station
- No amendment to the YROP 2022 is required to facilitate the Development.

Amendments to the VMCSPP are required to permit the Development.

Official Plan Designation (VMCSPP):

- Schedule F – Land Use Precincts, designates the Subject Lands “Station Precinct” which permits high and mid-rise buildings, and a broad mix of uses including residential dwellings, retail, office, and service commercial uses.
- Schedule C – Street Network identifies:
 - A new north-south mews along the west portion of the Subject Lands;
 - A new east-west Local Street (20-22 m) (New Park Place extension) to the north of the Subject Lands
 - Edgeley Boulevard to the east and Highway 7 to the south of the Subject Lands.
- Schedule G – Areas for Office Uses, permits Office uses on the Subject Lands;
- Schedule H – Areas for Retail, Service Commercial or Public Uses, sets out the requirement for said uses along the southeast corner of the Subject Lands.
- Schedule I – Height and Density Parameters, identifies height permissions of 5 to 30-storeys, and density permissions of 2.5 to 5.0 FSI.
- Policies 8.1.1 and 8.1.19 provide that developments consisting of 10,000 m² of office GFA may exclude 10,000 m² from the calculation of density, and that the maximum building height may be exceeded by one storey per storey of office (up to 5 storeys)
 - The proposed Development qualifies for this incentive outlined in the VMCSPP.
- Policy 8.7.17 permits a maximum podium height of 6-storeys in the Station Precinct and along Highway 7.
- Policy 8.7.18 permits a maximum residential tower floorplate of 750 m².

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

As the Applications were deemed complete on November 22, 2019, the Applications are transitioned under Zoning By-law 001-2021. However, the Owner has submitted a request to also amend Zoning By-law 001-2021.

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

Zoning:

- The existing “C8 9(678) Office Commercial Exception Zone” does not permit the proposed Development.
- The Owner proposes to delete Exception 9(678) from the Subject Lands and rezone the Subject Lands to a “C8(H) 9(XXXX) Exception Zone with a Holding “(H)” Symbol” together with the site-specific zoning exceptions identified in Attachment 9.

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

Zoning:

- The existing “V1 14(413) Vaughan Metropolitan Centre Station Exception Zone” does not permit the proposed Development.
- The Owner proposes to delete Exception 14(413) from the Subject Lands and rezone the Subject Lands to a “V1(H) 14(XXXX) Exception Zone with a Holding “(H)” Symbol” together with the site-specific zoning exceptions identified in Attachment 10.

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"> ▪ On August 20, 2024, the Ministry of Municipal Affairs (‘MMAH’) issued a new Provincial Planning Statement (‘PPS’) 2024 under the <i>Planning Act</i>, coming into effect on October 20, 2024. The PPS 2024 will replace the Provincial Policy Statement 2020 and revoke the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended. ▪ The Applications will be reviewed for consistency and conformity with the PPS 2024, the policies of the YROP 2022, VOP 2010 and the VMCSPP.
b.	Appropriateness of Amendments to the VMCSPP and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the VMCSPP will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> a) achieving the vision and principles to create a downtown that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) the proposed built-form, building heights and density in consideration of the surrounding context, microclimate impact and supporting hard and soft services;

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> c) objectives of establishing a downtown containing a mix of uses, a variety of housing, a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system, a high quality of urbanity and design, and a generous and remarkable open space system; d) built-form considerations include: scale and massing, transition, site organization, setbacks, tower step backs, facades, building materials, attractive streetscapes and public realm, private amenity areas, podium height, parking, loading service and access locations; e) achieving the intent of the “Station Precinct” land-use designation, with respect to providing a balanced mix of uses and varied unit typologies; f) Whether the proposed heights and densities are appropriate for Development of the Lands. <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Servicing Allocation	<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.
e.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Art Program, the VMC Culture and Public Art Framework, the VMC Streetscape and Open Space Plan and the VMC Urban Design Guidelines (supplemented by the City of Vaughan City-wide Urban Design Guidelines).
f.	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 October 31, 2019.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Ministry of Transportation Ontario, external public agencies and utilities, and the various School Boards.

	MATTERS TO BE REVIEWED	COMMENT(S)
h.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Development will be reviewed and consider the City's policies and Sustainability Metrics Program through a future Site Development Application. Developments in the VMC are expected to meet or exceed the Silver Threshold Score.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Owner will be required to provide payment-in-lieu of parkland in accordance with the Planning Act and the City of Vaughan's Parkland Dedication Policy, should the Applications be approved.
j.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges ('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 is providing an option for the City to consider the Community Space on the ground floor as an in-kind CBC contribution. This is to be assessed by Staff.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policy to ensure an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals are provided.
l.	Site Access	<ul style="list-style-type: none"> ▪ Vehicular access is contingent upon the complete construction of New Park Place along the northern boundary of the subject site and the proposed portion of the private north-south mews with a public access easement connecting to New Park Place. ▪ Coordination with the adjacent landowner is required to deliver entirety of the north-south mews.
m.	Future Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit future Site Plan and Draft Condominium Applications to facilitate the Development.

Financial Impact

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

Operational Impact

The VMC Program has circulated the Applications to internal City Departments and external Agencies for review and comment.

Broader Regional Impacts/Considerations

Regional Municipality of York

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022,

bringing it into full force and effect. Bill 150 (Planning Statue Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) ('Bill 185') received Royal Assent which includes amendments to the Planning Act. In accordance with the amendments to the Planning Act implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the Planning Act, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment respecting matters of regional interest. Any issues will be addressed when the technical report is brought forward for consideration.

Conclusion

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

For more information, please contact Matthew Peverini, Senior Planner – VMC Program, ext. 3636.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Ground Floor and Landscape Plan
4. Conceptual Building Elevations (North and South)
5. Conceptual Building Elevations (East and West)
6. Perspective Rendering (Looking North)
7. Perspective Rendering (Looking Northeast)
8. Perspective Rendering (Looking Northwest)
9. Proposed Amendments to Zoning By-law 1-88
10. Proposed Amendments to Zoning By-law 001-2021

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