

Committee of the Whole (1) Report

DATE: Tuesday, November 05, 2024

WARD: 4

TITLE: 2748355 CANADA INC. (QUADREAL BLOCK 4S): OFFICIAL PLAN AMENDMENT OP.22.010, ZONING BY-LAW AMENDMENT Z.22.019 – PART OF LOT 5, CONCESSION 5, DESIGNATED AS PART 1 ON PLAN 65R-40816, VICINITY OF COMMERCE STREET AND INTERCHANGE WAY

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.22.010 and Zoning By-law Amendment File Z.22.019 to increase the maximum permitted height and density on the subject lands to facilitate a mixed-use, high-rise development consisting of three (3), 55, 50, and 18-storey residential towers with 1,556 residential dwelling units, ground floor retail, a Privately-Owned Publicly-Accessible Open Space ('POPS'), and a Floor Space Index ('FSI') of 9.3 times the area of the lot, as shown on Attachments 4 - 8.

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 mixed-use high-rise development consisting of 55, 50, and 18-storey residential towers atop one (1) to five (5) storey podiums, 1,556 residential units, 3,408 m² of at-grade retail space, and a 4,854 m² POPS.
- Related Draft Plan of Subdivision File 19T-23V001 and Site Development File DA.22.031 are under review by Staff and will be considered at a future Committee of the Whole meeting.
- The VMC Program, Policy Planning and Special Programs Department supports the proposed development, subject to the recommendations outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.22.010 (2748355 Canada 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 "D" to relocate the public square to the lands immediately north of the Subject Lands.
 - b) To add a new site-specific Policy Area on Schedule "K" to:
 - i. Increase the maximum permitted building height from 25-storeys to 55-storeys
 - ii. permitted FSI from 4.5 to 9.3 times the area of the lot
 - iii. Decrease the minimum podium height from 3-storeys to 1-storey
 - iv. Increase the maximum permitted residential tower floor plate size from 750 m² to:
 - i. Towers A1 and B: 850 m²
 - ii. Tower A2: 895 m² for any building up to 18-storeys; or 850 m² for any building exceeding 18-storeys
2. THAT Zoning By-law Amendment File Z.22.019 (2748355 Canada Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1, from "C9 Corporate Centre Zone," and "Corporate District Zone" both subject to site-specific Exception 9(957), to "C9 Corporate Centre Zone", with a Holding Symbol "(H)", in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1, Attachment 9 of this report;
3. THAT Zoning By-law Amendment File Z.22.019 (2748355 Canada Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from "V1-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Station Zone", subject to Exception 14.635, "V3-S(3-10)-D(1.5-3)-635, Vaughan Metropolitan Centre Neighbourhood Zone", subject to Exception 14.635 and "V4-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Employment Zone", subject to Exception 14.635 to "V1(H)-S(5-55)-D(2.5-9.27), Vaughan Metropolitan Centre Station Zone", with a Holding "(H)" Symbol, subject to the site-specific exceptions generally identified on Table 2, Attachment 10 of this report;
4. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.
 - b) Draft Plan of Subdivision File 19T-23V001 is registered; and

5. 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: Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816, lands to the Northwest of Commerce Street and Interchange Way (the 'Subject Lands'). The Subject Lands are currently occupied by a surface parking lot. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Since the Statutory Public Meeting on September 19, 2022, revisions to the applications include:

- A reduction in the total site area from 18,990 m² to 13,542 m²
- An increase in the residential GFA from 105,464 m² to 113,079 m²
- An increase in FSI from 7.79 to 9.3 times the area of the lot
- A conversion of the 7-storey podium into a third, 18-storey tower (Tower A2)
- A reduction in the podium heights ranging from two (2) to seven (7) storeys to one (1) to five (5) storeys
- An increase in the number of residential units from 1,441 to 1,556
- Relocation of the vehicular access from Commerce Street to Celebration Avenue

A Consent Application File B.021.23 was submitted by the Applicant in September 2023 to facilitate a land sale into a joint ownership structure and to create a development parcel for the Subject Lands that is generally consistent with the parcel fabric outlined in the VMCSPP. The severance resulted in a reduction to the total site area by approximately 5,448 m²; however, the total developable site area remains the same. The application was approved on November 16, 2023, and no appeals were received during the statutory appeal period.

The increase in the total FSI to 9.3 times the area of the lot can be attributed to this reduction in site area, in addition to an increased residential GFA of approximately 7,416 m².

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

The Owner has submitted an Official Plan and Zoning By-law Amendment Application (the 'Applications') for the Subject Lands to permit the proposed development (the 'Development'), as shown on Attachments 4 to 8, consisting of:

- Three (3), 50, 18, and 55-storey residential towers (Towers A1, A2, and B, respectively) with podiums ranging from one (1) to five (5) storeys;
- A maximum FSI of 9.3 times the area of the lot;
- 1,556 residential units including:
 - 54 studio units (3%)
 - 686 1-bedroom units (44%)
 - 338 1-bedroom+den units (22%)

- 472 2-bedroom units (30%)
- Six (6) podium townhouse units (0.39%)
- 3,408 m² of at-grade retail/commercial uses;
- 666 vehicular parking and 1,580 bicycle parking spaces located at-grade and within two-levels of underground parking;
- Vehicular access to the site off of Celebration Avenue (north) and future Street 'E' (west);
- A combined indoor and outdoor amenity space rate of 3.0 m² per unit;
- Approximately 4,854 m² of POPS, which includes the open space located at the southeast corner of the site, as well as a thru-block diagonal and north-south pedestrian walkway.

The Development is envisioned to be built out in two (2) phases, with Tower A1 and associated underground parking proceeding first, followed by Towers A2 and B with associated underground parking. Future Draft Plan of Condominium applications are required to facilitate the tenure for the Development.

Related Draft Plan of Subdivision File 19T-23V001 and Site Development File DA.22.031 are under review

A Draft Plan of Subdivision Application 19T-23V001 for portions of the Southwest Quadrant in the VMC is currently under review. Site access to the Subject Lands is proposed off of Celebration Avenue to the north and future Street "E" to the west; both public right-of-ways form part of the municipal road network that will be created and delivered through the Subdivision file. A Holding Symbol "(H)" is recommended until such time Draft Plan of Subdivision Application 19T-23V001 is registered and Celebration Avenue extension and future Street "E" are delivered.

Site Development Application File DA.22.031 has been submitted concurrently to facilitate the Development and will be considered at a future Committee of the Whole Meeting to allow for additional time to review matters such as architectural design, materiality, and landscaping.

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

- *Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 2): August 26, 2022*
- *Location of Notice Signs: Commerce Street and Interchange Way frontages*
- *Date of Public Meeting: September 19, 2022, date ratified by Council on September 28, 2022*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: October 22, 2024*

No Public Comments were received as of October 22, 2024.

Previous Reports/Authority

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

Public Meeting Report

[September 19, 2022, Committee of the Whole Public Meeting \(Item 5, Report 35\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 2020 and the Provincial Policy Statement 2024 and conforms to the Growth Plan, York Region Official Plan, VOP 2010, and VM CSP

The Provincial Planning Statement ('PPS 2024') is a policy statement issued pursuant to section 3 of the Planning Act and came into effect on October 20, 2024. All decisions made in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

At the time of drafting this report, transition provisions to facilitate the introduction of the new PPS 2024 were being considered by the Ministry of Municipal Affairs and Housing, and not yet available. This report therefore includes discussion of, *inter alia*, the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the new PPS 2024.

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, which is a Settlement Area and located within a Protected Major Transit Station Area ('PMTSA') – the Commerce BRT Station (PMTSA #54). The Development facilitates a compact urban form through the intensification of underutilized lands in 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 2051. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within the VMC, which is an Urban Growth Centre, and within an Intensification area, in proximity to higher order transit facilities and a Major Transit Station Area ('MTSA'). The Growth Plan defines a MTSA as the area within an approximate 500 to 800 m of a transit station. The Subject Lands are located approximately 200m south of the Commerce Bus Rapid Transit ('BRT') Station MTSA and approximately 600 m from the VMC TTC Subway Station MTSA. The Development focuses new growth through intensification of an underutilized site, enhances transit usage, and encourages, supports, and promotes alternative modes of transportation, such as walking and cycling. The Development conforms to the Growth Plan.

Provincial Policy Statement, 2024 ('PPS 2024')

The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area, Strategic Growth Area, and Protected Major Transit Station Area (PMTSA). Further, the Subject Lands are located within the VMC, being the City's downtown. The Development facilitates a pedestrian-oriented and transit-supportive compact urban form through the intensification of underutilized lands within a PMTSA. The compact built form and the opportunity to provide mixed-use residential with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS 2024. Staff are satisfied that the Development is consistent with the PPS 2024.

York Region Official Plan 2022 ('YROP 2022')

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 YROP 2022 designates the Subject Lands "Urban Area" which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within a Regional Centre and within Protected Major Transit Station ('PMTSA') #54 (Commerce BRT Station). Regional Centres and MTSA's are focal points for the highest densities and most intensive development. The Proposed Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.

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" on Schedule F – Land Use Precincts*
- New east-west and north-south local streets and widenings of existing Commerce Street on Schedule C – Street Network**
- Having a "Public Square" on Schedule D – Major Parks and Open Spaces
- "Office Uses Permitted" on Schedule G – Areas for Office Uses
- Permitted heights and densities of 5 – 25 storeys and 2.5 – 4.5 FSI on Schedule I – Height and Density Parameters.

*In accordance with Policy 9.4.2 of the VMCSP, minor adjustments to the boundaries of designations are permitted without amendment to the VMCSP, except where the designations are established by fixed boundaries, such as existing right-of-ways. Accordingly, the Subject Lands are interpreted as being wholly within the "Station Precinct", as the lands have been severed through Consent File B.021.23. 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.

**Policy 4.3.1 of the VMCSP permits minor modifications to the location and alignment of planned streets without an amendment to the plan. The precise location, alignment and design of the streets identified on Schedule C will be determined through the related Draft Plan of Subdivision File 19T-23V001.

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

- Permit a maximum building height of 55-storeys, and a maximum FSI of 9.3, whereas a maximum of 25-storeys and 4.5 FSI are permitted.
- Permit maximum residential tower floor plates as follows whereas 750 m² is permitted:
 - Towers A1 and B: 850 m²
 - Tower A2: Shall not exceed 895 m² for any building up to 18-storeys; or shall not exceed 850 m² for any building exceeding 18-storeys
- Permit a minimum podium height of 1-storey, whereas a minimum of 3-storeys is required.
- To modify Schedule "D" to relocate the Public Square to the lands immediately north of the Subject Lands.
- To modify Schedule "K" to add a new Site-Specific Policy Area to the Subject Lands.

The proposed residential and retail uses generally conform to the "Station Precinct" policies within the VMCSP. An assessment of the appropriateness of the amendments is outlined below.

Staff support the proposed amendments to the VMCSPP

The VMC is Vaughan’s downtown, which is envisioned to have the widest range of uses and built forms, including the tallest buildings, in Vaughan, while also being the focus for civic activity, business, shopping, entertainment, and living. The VMCSPP 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:

- 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.
- Ensure all development exhibits a high-quality of urbanity, materials, and design.

The Development consists of three (3), 55, 50, and 18-storey residential towers atop one (1) to five (5) storey podiums, with at-grade retail, and a POPS, as shown on Attachments 4-8.

While the Development exceeds VMCSPP density and height permissions, it supports the planned residential population growth in the VMC and provides for a diverse housing mix. A total of 1,556 residential units are proposed, of which, approximately 30% are family-sized (2-bedroom) and six (6) are podium townhomes.

Policy 8.7.18 of the VMCSPP require 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 proposed tower floor plates for Tower A1 and Tower B are 818 m² and 858 m² respectively, which are generally consistent with other residential tower floor plates in the VMC and provide for an optimal unit layout. The proposed larger tower floor plate of 895 m² for Tower A2, is justified because of its 18-storeys height, and massing typology which provides an appropriate transition to the proposed Public Square immediately to the north. In addition, the proposed towers have a separation distance of approximately 31 m between Tower A1 and Tower A2, approximately 84 m between Tower A1 and Tower B, and approximately 44 m between Tower A2 and Tower B, which far exceed the minimum required separation distance of 25 m. The increased separation distances between towers help mitigate any potential shadowing impacts and minimizes the loss of sky views and privacy.

Policy 8.7.17 of the VMCSPP states that podiums shall generally have a minimum height of three (3) storeys. As shown on Attachments 6-8, the proposed podiums are primarily

one (1) to two (2) storeys in height, and up to five (5) storeys. Although the proposed podiums are less than the standard requirement in the VMCSPP, they maintain the intent of the policy which is to provide for a desired human-scale street wall and to balance the massing of the residential towers by varying heights and materiality.

Public Squares are intended to provide an important complementary function as places for gathering, passive recreation and landscaping within the VMC. Policy 6.2.5 of the VMCSPP permits the relocation of these spaces, where appropriate, through the review of development applications. Staff are satisfied with the relocation of the Public Square to the immediate lands to the north, as the Applicant has provided a generously-sized POPS on the Subject Lands comprising almost 36% of the total lot area. As well, the POPS incorporates a north-south walkway, providing a direct pedestrian linkage to the relocated Public Square and to the wider open space network within the VMC.

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

Design Review Panel ('DRP')

The application was presented to the DRP on October 27, 2022. The DRP meeting minutes can be found at [Meeting 103](#).

The Panel provided feedback on the proposed development, focusing on the built form, and the importance of height transition to neighbouring areas. They also commented on the architectural design, materiality and expression for achieving the placemaking objectives for a mixed-use development in the "Station Precinct".

The panel recommended reviewing opportunities to transition the built form towards the future "Neighbourhood Precinct" to the south and establish a clearer architectural hierarchy and organization of uses through the site. They recommended variation in podium heights, language and massing to improve and diversify experiences for residents and pedestrian visitors to the block.

The Panel suggested relocating the driveway and servicing entrance from Commerce Street to Celebration Avenue to improve the continuity of the public realm and its active frontages. They recommended creating spaces of varied characters to appeal to a wider range of user groups and ages. They noted the importance of microclimate considerations and pedestrian comfort that must be fine-tuned through the site design process as well as building placement, massing, and articulation.

The Panel encouraged exploring the possibility of a residential component to the podium façade, which is primarily retail based to create a quieter street frontage, particularly along the southern and western edges of the property. Additionally, the Panel asked for further exploration of the role of rooftop amenity spaces in the design, and their associated overlooks and relationship to the spaces at grade.

In response to the DRP comments, the Owner has provided variation in the podium heights ranging from one (1) storey to five (5) storeys. The vehicular entrance on Commerce Street has been relocated to Celebration Avenue. The large POPS with walkways and seasonal outdoor patios on the Subject Lands creates varied scenes and landscapes to provide a variety of microclimate conditions for residents and pedestrians of various ages. The Owner has increased the residential uses along the southern and western property edges with a residential lobby and indoor amenity area on the ground floor occupying the majority of the podium space along the southern frontage. Additionally, podium townhouses are being proposed along the northern interior façade of Tower A2. The rooftop amenity area being proposed is primarily overlooking the POPS and will be refined further through the Site Development application submission process.

A 2nd DRP Sessions may be required as part of the Owner's active Site Development Application File DA.22.031.

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 because 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

- Existing Zoning: "C9 Corporate Centre Zone" and "C10 Corporate District Zone", both subject to Exception 9(957).
- Proposed Zoning: "C9 Corporate Centre Zone" with a Holding "(H)" Symbol", subject to site-specific exceptions to permit the Development in the manner shown on Attachment 4. The proposed site-specific exceptions are included in Table 1 (Attachment 9).

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

- Existing Zoning: "V1-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Station Zone", "V3-S(3-10)-D(1.5-3)-635, Vaughan Metropolitan Centre Neighbourhood Zone" and "V4-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Employment Zone", all subject to site-specific exception 14.635.
- Proposed Zoning: "V1(H)-S(5-55)-D(2.5-9.27), Vaughan Metropolitan Centre Station Zone, with a Holding "(H)" Symbol", subject to site-specific exceptions to permit the Development in the manner shown on Attachment 4. Proposed site-specific development standards are included in Table 2 (Attachment 10).

The VMC Program of the Policy Planning and Special Programs Department supports the proposed rezoning and site-specific exceptions

The VMC Program generally support the rezoning and proposed exceptions identified in Tables 1 and Table 2 on the basis that they facilitate a mixed-use development that is consistent with the policies and objectives of the PPS 2024 and PPS 2020, and conforms to the Growth Plan. As the Subject Lands are interpreted to be entirely within the "Station Precinct", the proposed rezoning to C9 Corporate Centre Zone within Zoning

By-law 1-88 and V1 VMC Station Zone within Zoning By-law 001-2021, are appropriate for the site. The site-specific development standards (minimum yard setbacks, landscape strip widths, and maximum building heights, GFA, and density) will enable a compact built form and pedestrian realm relationship that is supported in an Intensification Area with access to transit.

Minor modifications may be made to the zoning exceptions identified in Tables 1 and Table 2 (Attachments 9 and 10) 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. 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. The conditions will be further discussed in sections below.

The VMC Program of the Policy Planning and Special Programs Department supports the Development

The VMC Program of the Policy Planning and Special Programs Department recommends approval of the Development as shown on Attachment 4 to 8.

The Development shown on the Attachments describe development including site plan, landscape plan, and building elevations.

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 Recommendations in this report

The DE Department has provided the following comments:

Road Network/Access

Following the Statutory Public Meeting, the Owner revised the vehicular access to the site by removing access from Doughton Road onto Celebration Avenue.

Access to the Development is provided from Celebration Avenue to the north of the Subject Lands and from future Street ‘E’ to the west of the Subject Lands. All outstanding comments pertaining to external local roads will be provided through Draft Plan of Subdivision File 19T-23V001.

Transportation and Parking

The Development is proposed to be completed in two (2) phases: 289 vehicular parking spaces and 418 bicycle parking spaces are currently proposed under Phase 1, and 377 vehicular parking spaces, and 1,162 bicycle parking spaces are proposed under Phase 2. The Bill 185 – Cutting Red Tape to Build More Homes Act has removed Council’s ability to implement minimum vehicular parking requirement within PMTSAs. Staff supports the proposed vehicular parking rate for each phase individually and overall. The bicycle parking supply meets the minimum Comprehensive Zoning-By-law 001-2021 requirement. Details on bicycle parking phasing will be addressed through related Site Development File DA.22.031.

Water

The Subject Lands are located within York Region Pressure District 6 (PD-6) that consists of City-operated distribution mains and Regional transmission mains. There is an existing 300mm PVC watermain running in east-west direction through the existing parking lot along the south limit of the Subject Lands. There is an additional 300mm diameter watermain located within the newly-constructed Celebration Avenue right-of-way. A new 400mm diameter PVC watermain is to be constructed in the east boulevard of Commerce Street and a new 300mm PVC watermain in the north boulevard of Doughton Road.

Sanitary

As per the Functional Servicing and Stormwater Management Report (FSSR) dated January 2024, a new 450mm/375mm diameter sewer pipe is proposed within Celebration Avenue, future Street ‘E’ and Doughton Road flowing south/east and ultimately connecting to the existing 900mm within Interchange Way. Two (2) service connections are proposed for the subject site providing service to each tower. The FSSR has indicated that the Jane sanitary sewer capacity for the Highway 407 crossing is over capacity and should be examined further through the related Draft Plan of Subdivision and Site Development applications.

Storm Drainage

At the Site Plan stage, the Owner is to provide inlet capacity analysis that ensure that all storm drainage is retained on-site and no spill out to the abutting private properties at all times.

Sewage and Water Allocation

A Holding Symbol (“H”) is required and the availability of regional servicing capacity will be assessed at the site plan approval stage.

Therefore, a Holding Symbol (“H”) shall be placed on the Subject Lands as follows:

That the Holding Symbol (“H”) shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following condition is satisfied:

- 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 Subject Lands.

Dewatering

Temporary dewatering is currently being proposed to discharge to a municipal storm sewer. The Owner is required to coordinate with the City's Environmental Services Department to obtain permits and provide additional drawings/reports and financial commitments that are required for short-term and long-term dewatering approval in compliance with By-law 130-2022. The Owner shall coordinate with the civil, geotechnical and dewatering consultants to provide a detail dewatering plan for the construction.

Noise Assessment

The Owner has submitted a Noise Feasibility Study dated May 16, 2022 and Noise Opinion Letter dated January 26, 2024, which are satisfactory at this time. Development Engineering requests an update prior to the execution of the Site Plan Agreement once building features have been determined.

Area Specific Development Charges

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

- VMC – Interchange SWM Pond Retrofit Works
- VMC Jane Street Sanitary Trunk Sewer Improvements
- VMC SW – Sanitary Sewer Improvements

Parks Planning has no objection to the Development

Parks Planning Staff has reviewed the Applications and have no objection to the proposal. The POPS provided satisfies the parkland dedication requirement for the Subject Lands.

As the POPS area provided exceeds 10% of the gross site area, no additional parkland credit or compensation shall be provided, nor will transfer of parkland credit to other development applications be permitted for the excess lands. A clause shall be added to the Site Plan Agreement stating that parkland credits provided for the POPS shall not exceed the 10% equivalent of the gross site area based on the alternative requirement in the Planning Act.

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 five (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 VMCSP 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 VMCSP and continue to be active participants as part of the ongoing VMCSP update. The VMCSP protects for four (4) school sites to serve the planned population. As part of the VMCSP update, options are being considered to address the 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

Toronto and Region Conservation Authority, Canada Post, Alectra Utilities Corporation, Rogers, Bell Canada, Enbridge, Ministry of Transportation Ontario have no objection 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 Zoning By-law Amendment File Z.22.019. Per Bill 185 – Cutting Red Tape to Build More Homes Act, as of July 1, 2024, Region of York no longer has approval authority for Official Plan and Zoning By-law Amendments. York Region advises that Development in the VMC continues a development pattern that exceed 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 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 the Site Development File DA.22.031.

Conclusion

The VMC Program of the Policy Planning and Special Programs Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP, VOP 2010, and VMCSPP, 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 Policy Planning and Special Programs Department can recommend approval of the Applications, subject to the recommendations in this report.

For more information, please contact Muzaib Riaz, Planner, at extension 8866.

Attachments

1. Context and Location Map.
2. Polling Location Map.
3. Proposed Official Plan Amendment – Schedule D – Major Parks and Open Spaces.
4. Conceptual Site Plan and Proposed Zoning.
5. Landscape Plan.
6. North Building Elevations.
7. South Building Elevations.
8. East and West Building Elevations.
9. Zoning By-law 1-88 Table 1.
10. Zoning By-law 001-2021 Table 2.

Prepared by

Muzaib Riaz, Planner, VMC, ext. 8866.

Monica Wu, Senior Planner, VMC, ext. 8161.

Gaston Soucy, Senior Manager, VMC, Policy Planning and Special Programs, ext. 8266.

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