

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, November 6, 2024

WARD(S): 4

**TITLE: TOROMONT INDUSTRIES LIMITED
OFFICIAL PLAN AMENDMENT FILE OP.24.012 AND
ZONING BY-LAW AMENDMENT FILE Z.24.027
3131 HIGHWAY 7
VICINITY OF JANE STREET AND HIGHWAY NO. 7**

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 Official Plan Amendment File OP.24.012 and Zoning By-law Amendment File Z.24.027 to permit the development of four (4) mixed-use blocks consisting of 17 residential towers ranging in heights from 43 to 74-storeys, a total of 10,231 residential units, integrated office, retail, hotel, daycare uses, a pedestrian mews, and 15.79 ha of parkland, as shown on Attachments 4 to 12.

Report Highlights

- The Owner proposes to amend the Vaughan Metropolitan Centre Secondary Plan ('VMCSP') and Zoning By-laws 1-88 and 001-2021 to permit a mixed-use development comprised of 17 residential towers ranging in heights from 43 to 74-storeys, 10,231 residential units, 30,092 m² of non-residential GFA, 15.79 ha of parkland (Millway Avenue Linear Park and South Urban Park), an overall FSI of approximately 9.7 (up to 10.0) times the area of the lot.
- A related Draft Plan of Subdivision application has been submitted to facilitate the development described above through the creation of four (4) mixed-use blocks, four (4) parkland blocks, and four (4) new public roads.
- 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 Amendment and Zoning By-law Amendment Files OP.24.012 and Z.24.027 (Toromont Industries Ltd.) BE RECEIVED, and that any issues identified be addressed by the VMC Program in a comprehensive report to the Committee of the Whole.

Background

Location: 3131 Highway 7 (the 'Subject Lands') are located southwest of the intersection of Highway 7 and Jane Street. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Date of Pre-Application Consultation Meeting: July 7, 2023

Date applications were deemed complete: September 13, 2024

As shown on Attachments 4 to 12, the Owner is proposing a mixed-use development (the 'Development'), which will be divided into four (4) phased blocks (Blocks A-D), as summarized below.

Key Development statistics are summarized in Table 1, below:

Table 1: Development Statistics

	Phase 1: Block A (NW)	Phase 2: Block B (NE)	Phase 3: Block C (SE)	Phase 4: Block D (SW)
Gross Lot Area (excludes parks)	30,922 m ²	19,551 m ²	22,981 m ²	16,613 m ²
Residential GFA	270,553 m ²	271,714 m ²	167,779 m ²	150,428 m ²
Non-Residential GFA	Office: 7,372 m ² Retail: 2,023 m ² Hotel: 9,437 m ²	Retail: 7,426 m ²	Retail: 1,559 m ²	Retail: 1,355 m ² Daycare: 920 m ²
FSI	8.75	13.77	7.37	9.19
# of Towers	5	5	4	3
Tower Heights	A1: 69-storeys A2: 54-storeys A3: 63-storeys A4: 59-storeys A5: 55-storeys	B1: 74-storeys B2: 56-storeys B3: 59-storeys B4: 63-storeys B5: 53-storeys	C1: 43-storeys C2: 51-storeys C3: 45-storeys C4: 54-storeys	D1: 61-storeys D2: 53-storeys D3: 58-storeys
# of Dwelling Units	Total: 3,062 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 3,304 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 2,037 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)	Total: 1,828 Studio/1-bdr (60%) 2-bdr (35%) 3-bdr (5%)

Amenity Area (Indoor/Outdoor)	2.0 m ² per unit			
# of Vehicular Parking Spaces	1,377	1,524	868	780
# of Bicycle Parking Spaces	3,012	3,328	2,038	1,844

In addition to the above, the Development includes 15,790 m² of parkland (Millway Avenue Linear Park and South Urban Park), and a direct, below-grade pedestrian connection to the VMC Subway Station. The Development is proposed to be built-out in four (4) phases, in the manner shown on Attachment 6.

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

Toromont Industries Ltd. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the Development as shown on Attachments 4 to 12:

1. Official Plan Amendment File OP.24.012 to amend the Vaughan Official Plan (‘VOP 2010’), Volume 2, specifically the VMCSPP, as follows:
 - a. Modify Schedule K of the VMCSPP to add a site-specific policy area for the Subject Lands.
 - b. Increase the maximum permitted building heights ranging from 43 to 74-storeys.
 - c. Increase the maximum permitted floor space index (‘FSI’) from 2.5 to 9.7 (up to 10.0) times the area of the lot.
 - d. Increase the maximum permitted podium height from six (6) storeys to eight (8) storeys.
 - e. Increase the maximum residential floorplate size to 850 m² for towers below 65-storeys in height, and 940 m² for towers over 65-storeys in height.
 - f. Reduce the minimum required office space area from 15% of the total GFA for Blocks A and B (124,324 m²) to 1.27% (7,000 m²).

2. Zoning By-law Amendment File Z.24.027 to amend:
 - a. Zoning By-law 001-2021 to rezone the Subject Lands from “V1 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol V1(H)-S(6-35)-D(3.5-6)-66 and V1(H)-S(5-30) - D(2.5-5)-66”, subject to Exception 14.66, and “OS1 Open Space Zone with a Holding “(H)” Symbol OS1(H)-66 and OS1(H)635”, subject to Exceptions 14.66 and 14.635, to “V1

Vaughan Metropolitan Centre Station Zone V1(H) - S(6-74) - D(3.5-10.0) with a Holding “(H)” Symbol” and “OS1 Open Space Zone” in the manner shown on Attachment 4, together with site-specific exceptions identified in Table 2 on Attachment 14.

- b. Zoning By-law 1-88 to rezone the Subject Lands from “C9(H) Corporate Centre Zone with a Holding “(H)” Symbol”, subject to Exception 9(144), to “C9 Corporate Centre Zone with a Holding “(H)” Symbol” and “OS2 Open Space Park Zone with a Holding “(H)” Symbol” in the manner shown on Attachment 4, together with site-specific exceptions identified in Table 1 on Attachment 13.

A related Draft Plan of Subdivision has been submitted.

Draft Plan of Subdivision File 19T-24V008 has been submitted concurrently with the Applications to facilitate the Development through the creation of four (4) mixed-use development blocks, four (4) parkland blocks, four (4) new public roads (Celebration Avenue, Doughton Road, and Millway Avenue extensions, and new North-South Local Road), and road widening and future development blocks, as follows (also see Attachment 3):

Blocks	Proposed Uses	Area (ha)	Units
1	Mixed-Use	1.729	3,062
2	Mixed-Use	1.586	3,304
3	Mixed-Use	1.321	2,037
4	Mixed-Use	1.203	1,828
5	Millway Linear Park	0.252	
6	Millway Linear Park	0.284	
7	Urban Park	0.609	
8	Urban Park	0.434	
9	Future Development	0.004	
10 - 12	Road Widening	0.084	
	Public Roads	3.064	
Total:		10.586	10,231

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

- a) Date the Notice of Public Meeting was circulated: October 11, 2024.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca and Notice Signs were installed along Highway 7 and Jane Street 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) No comments have been received as of October 22, 2024, by the VMC Program, Policy Planning and Special Programs Department.

Previous Reports/Authority

None.

Analysis and Options

Amendments to Volume 2 of VOP 2010, the VM CSP, are required to permit the Development.

Official Plan Designation:

- Schedule F – Land Use Precincts designates Blocks A, C and D of the Subject Lands as “Station Precinct” and “Major Parks and Open Space”, and Block D of the Subject Lands as “Station Precinct”.
- Schedule C – Street Network identifies a new east-west Local Street (20-22 m) bisecting the Subject Lands, a future east-west Minor Collector Road (23-26 m) along the south property line, a future north-south Special Collector Road bisecting the Subject Lands, a future north-south Local Road (20-22 m) along the west property line, arterial roads along the east and north property lines, and a north-south Mews (15-17 m) or Local Street bisecting Blocks B and C.
- Schedule D – Major Parks and Open Space identifies the Millway Avenue Linear Park on the eastern portions of Blocks A and D, located on the west side of Millway Avenue, and an Urban Park along the southern portions of Blocks C and D (directly south of the future east-west Minor Collector Road).
- Schedule G – Areas for Office Uses identifies “Office uses required” on Blocks A and B of the Subject Lands and “Office uses permitted” on Blocks C and D.
 - Policy 8.2.3: Office uses shall be required within the “Office uses required” areas identified on Schedule G. Office uses shall occupy a minimum of 15% of the planned total gross floor area of all uses on all development blocks for the “office uses required” areas south of Highway 7.
- Schedule I – Height and Density Parameters, permits a maximum height of 35-storeys and maximum density of six (6) times the area of the lot for Blocks A to D, with the easterly portion of Blocks B and C having a maximum permitted building height of 30-storeys and maximum density of five (5) times the area of the lot.
- The maximum height of high-rise building podiums shall generally be six (6) storeys in the Station Precinct per VM CSP Policy 8.7.17.
- A maximum residential tower floorplate of 750 m² is permitted by Policy 8.7.18 of the VM CSP. The maximum residential tower floorplates of 940 m² as currently proposed requires an amendment to the VM CSP.

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

Zoning By-law 1-88:

- Under By-law 1-88, the Subject Lands are zoned “C9 Corporate Centre Zone with a Holding “(H)” Symbol”, subject to site-specific Exceptions 9(144).
 - Exception 9(144) provides for site-specific provisions respecting permitted uses, and a Holding “(H)” Symbol provision for servicing allocation.
- The Owner proposes to delete Exception 9(144) and rezone the Subject Lands to “C9 Corporate Centre Zone with a Holding “(H)” Symbol” and “OS2 Open Space Park Zone with a Holding “(H)” Symbol”, together with the exceptions identified in Table 1 in Attachment 13 to facilitate the Development.

Zoning By-law 001-2021:

- Under By-law 001-2021, the Subject Lands are zoned “V1 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol”, “OS1 Open Space Zone with a Holding “(H)” Symbol”, subject to site-specific Exceptions 14.66 and 14.635.
 - Exception 14.66 includes the same site-specific provisions as identified in Exception 9(144) from By-law 1-88.
 - Exception 14.635 provides for site-specific provisions respecting permitted uses, lot and building requirements, and parking.
- The Owner proposes to remove the Exception 14.66 and 14.635 to include the site-specific exceptions to By-law 001-2021 identified in Table 2 of Attachment 14 to facilitate the Development.
- A Holding “(H)” Symbol is required until servicing allocation is granted.

Additional zone categories/zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting. The proposed amendments are outlined in Attachments 6 and 7, which are Tables 1 and 2 respectively.

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	COMMENTS
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, 2024 (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, 2022 and VOP 2010, including Volume 2, Section 11.7 VMCSF.
b.	Appropriateness of Amendments to	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 and Zoning By-laws will be reviewed in consideration of the

	MATTERS TO BE REVIEWED	COMMENTS
	VOP 2010 and Zoning By-law	<p>proposed land use designation, building height and density, and retail uses at grade.</p> <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.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V008. ▪ 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.
d.	Vaughan Metropolitan Centre Secondary Plan (VMCSP)	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including but not limited to: <ul style="list-style-type: none"> a) The identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; b) The objectives of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road network; 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; c) The vision of buildings in all areas of 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; d) The appropriateness of the proposed building heights 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;

	MATTERS TO BE REVIEWED	COMMENTS
		<p>e) The existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; and,</p> <p>f) Policies 8.7.1 to 8.7.25 regarding built form, including location, massing and design of buildings, building facades, quality of materials fronting streets and the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation.</p>
e.	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
f.	Allocation and Servicing	<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.
g.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the Vaughan Metropolitan Centre Urban Design Guidelines and the City of Vaughan City-wide Urban Design Guidelines.
h.	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 July 27, 2023.
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, Ministry of Transportation, Greater Toronto Airport Authority (‘GTAA’), NavCanada, the Toronto Transit Commission (‘TTC’), external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.

	MATTERS TO BE REVIEWED	COMMENTS
j.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Silver score of 44.
k.	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.
l.	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.
m.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices 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.
n.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> ▪ The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
o.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department ▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at Highway 7 and Jane Street. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department ▪ The Subject Lands are located on Highway 7, and Jane Street, arterial roads under the jurisdiction of York Region ▪ York Region will identify any required land conveyances

Financial Impact

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

Operational Impact

VMC Program staff have circulated the Applications to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

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 Application(s) is/are being circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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 Michelle Perrone, Planner, VMC Program, ext. 8384 or Monica Wu, Senior Planner, VMC Program, ext. 8161.

Attachments

1. Context and Polling Map
2. Location Map and Zoning
3. Draft Plan of Subdivision File 19T-24V008
4. Site Plan and Proposed Zoning
5. Landscape Plan
6. Phasing Plan
7. North Elevation (Blocks A and B) – Facing South from Highway 7
8. East Elevation (Blocks B and C) – Facing West from Jane Street
9. South Elevation (Blocks C and D) – Facing North from Future Doughton Road Extension
10. West Elevation (Blocks A and D) – Facing East from the Future Local Road
11. Perspective Rendering – Facing North from Future South Urban Park
12. Perspective Rendering – Facing South from Highway 7
13. Zoning By-law 1-88 Exception Table 1
14. Zoning By-law 001-2021 Exception Table 2

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