

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, April 1, 2025

**WARD(S):** 4

**TITLE:** MPAR DEVELOPMENTS

**OFFICIAL PLAN AMENDMENT FILE OP.25.002**

**ZONING BY-LAW AMENDMENT FILE Z.25.003**

**60 TALMAN COURT**

**VICINITY OF JANE STREET AND MACINTOSH BLVD**

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a mixed-use development comprising of two (2) mixed-use buildings with a height of 50 and 55 storeys with a shared podium, consisting of 933 dwelling units, 17,455.5 m<sup>2</sup> of non-residential uses, 491 m<sup>2</sup> of dedicated public park space, and a Floor Space Index ('FSI') of 11.8 times the lot area as shown on Attachments 2 to 6.

**Report Highlights**

- The Owner proposes a development comprising of two mixed-use buildings 50 and 55-storeys with a shared podium, 933 dwelling units, 17,455.5 m<sup>2</sup> of non-residential use, 491 m<sup>2</sup> of dedicated public parks space and a FSI of 11.8 times the lot area.
- Official Plan Amendment and Zoning By-law Amendments applications are required to permit the Development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.25.003 and Z.25.002 (MPAR DEVELOPMENTS) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: 60 Talman Court (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 24, 2024

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

MPAR Developments (the 'Owner') has submitted the following applications (Applications) for the Subject Lands to permit the proposed development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.25.002 to amend the policies of Vaughan Official Plan 2010, Volume 1 and 2 as follows:
  - a) Amending Volume 1 Schedule 1 – Urban Structure by redesignating the Subject Lands from “Employment Area” to “Primary Centres”;
  - b) Amending Volume 1 Schedule 13 – Land Use by redesignating the Subject Lands from “General Employment” to “High-Rise Mixed-Use”;
  - c) Adding the Subject Lands to Volume 1 Schedule 14-C “Areas subject to Site Specific Plans” of VOP 2010;
  - d) Amending Volume 2 Chapter 13 by adding the following site-specific policies:
    - maximum Floor Space Index of 11.8 times the area of the lot
    - two (2) buildings with a maximum permitted height of 55 storeys
    - a minimum of 300 m<sup>2</sup> of retail uses located on the ground floor
2. Zoning By-law Amendment File Z.25.003 to rezone the Subject Lands from “EM1 Prestige Employment Zone”, as shown on Attachment 1, to “HMU High-Rise Mixed-Use Zone” and “OS1 Open Space Zone” in the manner shown on Attachments 2, together with the site-specific zoning exceptions identified in Attachment 7 (Table 1).

The Applications will facilitate a development (the 'Development') comprised of the following as shown on Attachments 2 to 6:

- North Building ('Tower A') 55-storeys;
- South Building ('Tower B') 50-storeys;
- 933 residential dwelling units comprising of (495) condominium units and (438) rental units;
- 17,455.5 m<sup>2</sup> of non-residential space:
  - i. 13,076.1 m<sup>2</sup> of hotel space

- ii. 1,966.8 m<sup>2</sup> of office space
- iii. 1,898.1 m<sup>2</sup> of medical office (Clinic) space
- iv. 363.5 m<sup>2</sup> of retail space
- v. 151 m<sup>2</sup> of shared program space
- 491 m<sup>2</sup> of public park space;
- Privately Owned Publicly Accessible Spaces (POPS); and
- 613 vehicular parking spaces contained within 5 levels of underground parking.

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

- a) Date the Notice of Public Meeting was circulated: March 07, 2025.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along Talman Court 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 (March 18, 2025) by the Development and Parks Planning Department.

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 Development and Parks Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

***An amendment to York Region Official Plan 2022 is required to permit the Development.***

**Official Plan Designation:**

- Subject Lands are within the "Urban Area" on Map 1 - Regional Structure of YROP 2022
- Subject Lands are designated "Employment Area" on Map 1A – Land Use Designations of YORP 2022.
- An amendment to Map 1A – Land Use Designations is required to redesignate the Subject Lands to "Community Area" to permit the Development.

***An amendment to Vaughan Official Plan 2010 is required to permit the Development.***

**Official Plan Designation:**

- “Employment Areas” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “General Employment” overlay on Schedule 13 – Land Use by VOP 2010
- This designation permits a full range of industrial uses including manufacturing, warehouse, processing, distribution and accessory office and retail with Mid-Rise buildings being the most intense form of building type permitted.
- An amendment to VOP 2010 is required to redesignate the Subject Lands from employment area to “High-Rise Mixed Use”, with a maximum prescribed FSI and building height (in storeys).

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

**Zoning:**

- EM1 Prestige Employment Zone by Zoning By-law 001-2021,
- This Zone does not permit the Development
- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use” and “OS1 Open Space Zone” together with the following site-specific zoning exceptions identified in Attachment 7 (Table 1) to permit the Development, as shown in Attachments 2 to 6.

Additional 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.

***Following a preliminary review of the applications, the Development and Parks Planning Department has identified the following matters to be reviewed in greater detail:***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"><li>▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 (‘PPS 2024’) YROP 2022, and the policies of VOP 2010 and any other deemed City official plan policies.</li><li>▪ The Subject Lands are considered Employment Areas as described in the Provincial Planning Statement (‘PPS 2024’). Under PPS 2024 provisions, municipalities can consider the removal of Employment Areas without the need of a municipal comprehensive review. The site-specific Official Plan Amendment proposed as part of the Development will therefore take these planning provisions into consideration.</li></ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, retail uses at grade, and land use compatibility.</li> <li>▪ The Development will require the removal of the Subject Lands from the city's employment area. Investigating the appropriateness of this removal will be further evaluated. Removal of the employment area will be subject to tests as outlined 2.8.2.5 of the PPS2024</li> <li>▪ The Subject Lands are in proximity to the Jane Street corridor and northeast of the Vaughan Metropolitan Centre (VMC) Secondary Plan expansion area ('Expansion Area B'). Lands north of the VMC Secondary Plan expansion area (Expansion Area B) have experienced a recent demand for land use redesignation. 8083 Jane Street, located directly north of the Subject Lands was issued a Minister's Zoning Order (Ontario Regulation 327/24) to facilitate a mixed-use development. Further analysis will be required to understand the planning relationship between the approved Zoning Order at 8083 Jane Street and the contemplated development at 60 Talman Court, along with long-term effects on the surrounding employment areas.</li> <li>▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (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.</li> </ul>
d.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ 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</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> <li>▪ The Toronto and Region Conservation Authority (TRCA) recognizes that portions of the Subject Lands are within a Floodplain. Flood mitigation measures to accommodate the Development on the subject lands will need to be identified through the planning process.</li> </ul>
f.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ Confirmation of overall parkland dedication space will be further evaluated. 10 % of the gross site area should be used in calculating parkland dedication which amounts to 0.0858 ha.</li> <li>▪ Method of conveyance will be investigated including entering into a Development Agreement severing the contemplated public park block.</li> <li>▪ Phasing of Parkland dedication in relation to the abutting property north of the Subject Lands will be further evaluated.</li> </ul>
g.	Community Benefits Charges	<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>
h.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications 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</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>There are 34 trees on the Subject Lands, 15 of which are required to be removed to accommodate the proposed development.</li> <li>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.</li> </ul>
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>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.</li> <li>The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing traffic conditions at MacIntosh Blvd and Talman Court.</li> <li>The Development is located at the end of a cul-de-sac at Talman Court. The majority of vehicular traffic generated by the Development will therefore use Talman Court for ingress and egress in the immediate area.</li> <li>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.</li> <li>The Subject Lands are located in general proximity to Jane Street, an arterial road under the jurisdiction of York Region</li> <li>York Region will identify any required land conveyances.</li> </ul>
k.	Parking	<ul style="list-style-type: none"> <li>The Subject Lands are outside a prescribed Protected Major Transit Station Area ("PMTSA") and the VMC Secondary Plan Area, therefore standard parking rates are applicable when evaluating parking capacity</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		requirements. The City will evaluate if the number of parking spaces proposed in the Development is sufficient for the contemplated land use and gross floor area.
l.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> <li>○ Noise and Vibration Report</li> <li>○ Phase One ESA in accordance to O.Reg 153/04</li> <li>○ Air Quality Assessment</li> <li>○ Functional Servicing Report <ul style="list-style-type: none"> <li>• Additional Sanitary Analysis</li> <li>• Discussion regarding any upgrades/new municipal infrastructure</li> </ul> </li> </ul> </li> </ul>
m.	Continuity with adjacent mixed-use development at 8083 Jane Street (O.Reg.327/24)	<ul style="list-style-type: none"> <li>▪ The Development abuts an approved Minister's Zoning Order, O.Reg 327/24 at 8083 Jane Street. The Zoning Order will facilitate a mixed-use development. Should the Development at 60 Talman Court be approved, it will require compatibility with the abutting development at 8083 Jane Street. Public Park space, building massing in relation to the abutting buildings, ground floor wind-effects, accessible pedestrian circulation to Jane Street, and more will need to be accommodated for in a phased manner, in relation to the development at 8083 Jane Street.</li> </ul>
n.	Municipal Infrastructure	<ul style="list-style-type: none"> <li>▪ The Development is located east of the Black Greek ravine. investigating new and updated municipal infrastructure as it relates to channel improvements will be reviewed.</li> </ul>
o.	Urban Design	<ul style="list-style-type: none"> <li>▪ The Development will be evaluated based on the City-Wide Urban Design Guidelines.</li> <li>▪ The following design matters will be taken into consideration but are not limited to: <ul style="list-style-type: none"> <li>○ Environmental setbacks in relation underground parking structure</li> <li>○ Landscape buffers and surface parking screening</li> <li>○ Interface with the parkland space</li> <li>○ Design interface with Talman Court</li> <li>○ Sun and Shadow Study</li> </ul> </li> </ul>



	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>○ Pedestrian connectivity based on anticipated volume</li> <li>○ Location of outdoor amenity space,</li> <li>○ Wind Study effects</li> <li>○ Crime Prevention Through Environmental Design (CPTED)</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development and Parks Planning 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 OluwaKemi (Kemi) Apanisile, Senior Planner, Development and Parks Planning Department, ext. 8210.

### **Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. South and East Building Elevations
5. North and West Building Elevations
6. Perspective Renderings
7. Zoning By-law 001-2021 Table 1

### **Prepared by**

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