

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD: 4

TITLE: 2748355 CANADA INC.

**OFFICIAL PLAN AMENDMENT FILE OP.25.004 AND
ZONING BY-LAW AMENDMENT FILE Z.25.008**

7540 JANE STREET

VICINITY OF JANE STREET AND INTERCHANGE WAY

FROM:

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

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment File OP.25.004 and Zoning By-law Amendment File Z.25.008 to permit the development of three residential towers being 38, 40 and 45-storeys in height atop 2-storey podiums with a floor space index of 10.52 times the area of the lot, and consisting of 1,560 residential units, a 0.2 hectare partially stratified Public Square, total amenity area of 4,683.02 m², three levels of underground parking with 624 spaces, and vehicular access from Interchange Way and Millway Avenue, as shown on Attachments 4 to 11.

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 high-rise development comprised of three residential towers being 38, 40 and 45-storeys in height atop 2-storey podiums with a density of 10.52 times the area of the lot, 1,560 residential units, a 0.2 hectare partially stratified Public Square, total amenity area of 4,683.02 m², three levels of underground parking with 624 spaces, and vehicular access from Interchange Way and Millway Avenue.
- A related Draft Plan of Subdivision application has been submitted to facilitate the creation of two development blocks, two park blocks, Interchange Way road widenings, and the extension of Millway Avenue.
- 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.25.004 and Z.25.008 (2748355 Canada Inc.) 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: 7540 Jane St. (the 'Subject Lands') are located northwest of the intersection of Jane Street and Interchange Way. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Date of Pre-Application Consultation Meeting: July 18, 2024

Date applications were deemed complete: March 13, 2025

As shown on Attachments 4 to 11, the Owner is proposing a high-rise development (the 'Development') consisting of three residential towers, and a partially stratified Public Square.

Key Development Statistics are summarized below:

- Floor Space Index: 10.52 times the area of the lot
- Unit Breakdown: 572 (Building A); 505 (Building B); and 483 (Building C)
- Total Amenity Area: 4,683.02 m²
- Vehicular Parking: 624 spaces
- Long-Term Bicycle Parking: 1,249 spaces
- Short-Term Bicycle Parking: 313 spaces

In addition to the above, the subject applications propose a 0.2 ha public square which is partially stratified by a 3-level underground parking garage to service the Development. The Development is envisioned to be constructed in three phases.

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 as shown on Attachments 4 to 11:

1. Official Plan Amendment File OP.25.004 to amend Vaughan Official Plan (VOP 2010), Volume 2, specifically the VMC Secondary Plan, as follows:
 - a. Modify Schedule K of the VMC Secondary Plan to add a site-specific policy area for the Subject Land with the following permissions:
 - b. Permit an increase for the maximum building height from 30 to 45 storeys.

- c. Permit an increase for the maximum permitted floor space index from 5.0 to 10.52 times the area of the lot.
- d. Permit a minimum podium height of 2-storeys, whereas a minimum of 3-storeys is permitted (6-storeys along Jane Street).
- e. Increase the maximum residential floor plate size from 750 m² to 845 m².

2. Zoning By-law Amendment File Z.25.008 to amend:

- a. Zoning By-law 001-2021 to rezone the Subject Lands from “V2 Vaughan Metropolitan Centre South Zone, V2-S(5-30)-D(2.5-5)” to “V2 Vaughan Metropolitan Centre South Zone, V2-S(5-45)-D(2.5-10.52) with a Holding (H) Symbol” in the manner shown on Attachment 4, together with site-specific exceptions identified in Table 2 on Attachment 13.
- b. Zoning By-law 1-88 to rezone the Subject Lands from “C7 Service Commercial Zone”, subject to Exception 9(957), and “EM1 Prestige Employment Zone”, subject to Exception 9(957), to “C9 Corporate Centre Zone”, in the manner shown on Attachment 4 together with site-specific exceptions identified in Table 1 on Attachment 12.

A related Draft Plan of Subdivision Application has been submitted to the City and is concurrently under review.

A Draft Plan of Subdivision File 19T-25V003 has been submitted concurrently with the Applications to facilitate the creation of two development blocks (including the proposed Development block), two parkland blocks (including the 0.2 ha Public Square block), two (2) blocks for Interchange Way road widening, and four (4) blocks for Millway Avenue Extension as shown on Attachment 3. The Owner envisions registering the subdivision in two phases. The Draft Plan of Subdivision is summarized below:

	Block	Description	Area (ha)
Phase 1	1	Proposed Development (Subject Lands)	0.772
	3	Parkland (South Urban Park)	1.294
	4	Public Square (Subject Lands)	0.200
	6	Road Widening (Interchange Way)	0.041
	7	Public right-of-way (ROW) (Millway Avenue Extension)	0.211
	8	Public ROW (Millway Avenue Extension)	0.036
	10	Public ROW (Millway Avenue Extension)	0.018
Phase 2	2	Future Development	2.338
	5	Road Widening (Interchange Way)	0.050
	9	Public ROW (Millway Avenue Extension)	0.164
	11	Public ROW (Millway Avenue Extension)	0.065
TOTAL			5.189

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

- a) Date the Notice of Public Meeting was circulated: May 9, 2025.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Jane Street and Interchange Way 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 May 20, 2025 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 VMC Secondary Plan, are required to permit the Development.

VMC Secondary Plan Designation:

- Schedule C – Street Network provides that the Subject Lands are bounded by Jane Street (Arterial Road) to the east, Interchange Way (Major Collector Road) to the south and Millway Avenue (Special Collector Road) to the west.
- Schedule D – Major Parks and Open Spaces identifies that a Public Square is required at the northeast corner of Interchange Way and the Millway Avenue extension.
- Schedule F – Land Use Precincts designates the Subject Lands as “South Precinct”, which permits a mix of low, mid and high-rise buildings with a broad mix of uses including residential, commercial, hotel, and institutional. It encourages high proportion of office uses overall and retail on Interchange Way.
- Schedule G – Areas for Office Use permits Office uses on the Subject Lands.
- Schedule H recommends that retail, service commercial or public use frontages be located along Interchange Way and Millway Avenue frontages.
- Schedule I – Height and Density Parameters permits heights of 5-30 storeys and a density of 2.5-5.0 Floor Space Index. The Owner is proposing a 45-storey height maximum and a density of 10.52 Floor Space Index. Amendments are required.
- Schedule K – Site Specific Policy Areas identifies the west portion of the Subject Lands as “Area G”, which requires a Public Square to connect Interchange Way to the South Urban Park, having a minimum width of 25 m and a minimum area of 0.2 ha.
- Policy 8.7.17 prescribed that the minimum podium height shall be 3-storeys in the South Precinct and 6-storeys along Jane Street. The Owner is proposing a decrease to 2-storeys. Amendment is required.

- Policy 8.7.18 prescribes that the maximum residential tower floorplate shall be 750 m². The Owner is proposing an increase to 845 m². Amendment is required.

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 “C7 Service Commercial Zone”, subject to site-specific Exception 9(957), and “EM1 Prestige Employment Zone”, subject to site-specific Exception 9(957).
- The Owner proposes to delete the exception 9(957) and rezone the Subject Lands to “C9 Corporate Centre Zone”, together with exceptions identifies in Table 1 in Attachment 12 to facilitate the Development.

Zoning By-law 001-2021:

- Under By-law 001-2021, the Subject Lands are zoned “V1 Vaughan Metropolitan Centre South Zone”.
- The Owner proposes to include site-specific exceptions to By-law 001-2021 identifies in Table 2 in Attachment 13 to facilitate the Development.

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 12 and 13 respectively.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 and the policies of VOP 2010 and any other deemed City official plan policies including Volume 2, Section 11.7 VMC Secondary Plan.
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<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 proposed land use designation, building height and density, retail uses at grade. ▪ The appropriateness of the rezoning and site- specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ Holding provisions may be required upon further review of the application.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-25V003. ▪ Should the Applications 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	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the following policies contained in the VMC Secondary Plan, 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-grained 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 existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; and, e) 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, microclimate impact and built form articulation.

	MATTERS TO BE REVIEWED	COMMENT(S)
		f) Policies 6.2.1 to 6.2.10 regarding parks and public squares, including, access, visibility, design, supporting uses, plantings, and stratification with underground parking.
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.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
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	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the comments provided by the Design Review Panel on February 27, 2025.
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, Toronto Transit Commission, Ministry of Transportation, NavCanada, Canada Post, external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
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.	Stratified Public Square	<ul style="list-style-type: none"> Applications will be reviewed in consideration of the strata condition of the Public Square with underground parking for the proposed development.

	MATTERS TO BE REVIEWED	COMMENT(S)
m.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges being 5 or more storeys and 10 or more units. The City passed the Community Benefits Charges By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
n.	Affordable Housing	<ul style="list-style-type: none"> ▪ 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.
o.	City's Tree Protection Protocol	<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
p.	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 Jane Street and Interchange Way. ▪ 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 Jane Street, an arterial road 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 York Region Official Plan 2022 in June 2022. the York Region Official Plan 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*, the York Region Official Plan 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 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 Muzaib Riaz, Planner, VMC Program, ext. 8866.

Attachments

1. Location and Polling Map
2. Context Map and Existing Zoning
3. Draft Plan of Subdivision File 19T-25V003
4. Conceptual Site Plan and Proposed Zoning
5. Conceptual Landscape Plan
6. Proposed Construction Phasing Plan
7. South Elevations
8. North Elevations
9. East and West Elevations
10. Perspective Rendering – Facing South
11. Perspective Rendering – Facing North
12. Zoning By-law 1-88 Table 1
13. Zoning By-law 001-2021 Table 2

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