

Item: 4



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 05, 2018

WARD: 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.005
ZONING BY-LAW AMENDMENT FILE Z.18.009
DRAFT PLAN OF SUBDIVISION FILE 19T-18V005
1930328 ONTARIO INC.
VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.005 and Z.18.009 and Draft Plan of Subdivision File 19T-18V005 for the Subject Lands to permit a 962-unit residential mixed-use development (the “Development”) in the Vaughan Metropolitan Centre (“VMC”), consisting of two apartment buildings (33 and 39-storeys) with ground floor commercial uses, and a seven-storey mid-rise building.

Report Highlights

- To receive input from the public and the Committee of the Whole on the Development consisting of 962 residential units in the VMC in two apartment buildings with ground floor commercial uses (33 and 39-storeys) and a mid-rise building (7-storeys).
- Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision approval are required to permit the Development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.005, Z.18.009, and 19T-18V005 (1930328 Ontario Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (“Subject Lands”) are located on the southeast corner of Maplecrete Road and Regional Road 7, and are municipally known as 2901 Regional 7, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications have been submitted to permit the Development

The Owner has submitted the following applications (the “Applications”) for the Subject Lands shown on Attachments #1 and #2 to permit the Development, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.18.005 to amend Volume 2 of the Vaughan Official Plan 2010 (“VOP 2010”), specifically the Vaughan Metropolitan Centre Secondary Plan (the “VMC Secondary Plan”), to:
 - a) increase the maximum permitted building height from 30-storeys to 33-storeys (south tower) and 39-storeys (north tower); and
 - b) increase the maximum permitted density (Floor Space Index – “FSI”) from 5 to 5.72 times the area of the Subject Lands.
2. Zoning By-law Amendment File Z.18.009, to rezone the Subject Lands from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone, in the manner shown on Attachment #3, to permit site-specific development standards identified in Table 1 of this report, and to permit the increased building height and density for the Development in return for the provision of community benefits, pursuant to Section 37 of the *Planning Act*, the policies of the Vaughan Official Plan 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the *Planning Act*.
3. Draft Plan of Subdivision File 19T-18V005, as shown on Attachment #4, consisting of the following:

Blocks 1 and 5 for 962 residential units	1.1685 ha
Blocks 3, 7, and 9 for road widening	0.03699 ha
Block 2, 4, 6, and 8 for 0.3 m reserves	0.0036 ha
<u>Block B for new local road Street “B”</u>	<u>0.2376 ha</u>
Total	1.44669 ha

The Draft Plan of Subdivision application has been submitted to facilitate the creation of the development blocks and a new local road.

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

- a) Date the Notice of Public Hearing was circulated: May 11, 2018.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and two Notice Signs were installed along Maplecrete Road and Regional Road 7, in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m

- c) Comments Received:

Any 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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

Amendments to Volume 2 of Vaughan Official Plan 2010 (the VMC Secondary Plan) are required to permit the Development

The Subject Lands are designated "Station Precinct" by the VMC Secondary Plan, which forms part of Volume 2 of VOP 2010. The designation permits a broad mix of uses, including residential dwellings, retail, and service commercial. The Development includes residential and retail uses, which conforms to the VMC Secondary Plan.

The VMC Secondary Plan permits a maximum building height of 30-storeys and a maximum density (Floor Space Index - "FSI") of 5 times the area of the lot on the Subject Lands. The Development exceeds the maximum building height and density permissions of the VMC Secondary Plan. Therefore, the Development does not conform to the Official Plan and an amendment to VOP 2010, specifically the VMC Secondary Plan, is required.

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

The Subject Lands, which are identified as a "Landmark Location" with no prescribed maximum building height, are zoned EM1 Prestige Employment Area Zone by Zoning

By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to C9 Corporate Centre Zone, together with the following site-specific zoning exceptions to permit the Development shown on Attachments #3 to #5:

Table 1

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exception to the C9 Corporate Centre Zone
a.	Minimum Lot Area (Block 5)	5,000 m ²	3,300 m ²
b.	Minimum Lot Frontage (Block 5)	50 m	30 m (Maplecrete Road)
c.	Minimum Front Yard Setback (Maplecrete Road)	3 m	2.5 m (Blocks 1 and 5)
d.	Minimum Rear Yard Setback (East Property Line)	6 m	2.8 m (Block 1)
e.	Minimum Exterior Yard Setback (along Street "B")	3 m	2 m (Block 1)
f.	Maximum Balcony Projection	1.8 m into the sight triangle (Maplecrete Road and Regional Road 7)	2.6 m into the sight triangle above the third storey
g.	Minimum Landscape Strip Width	6 m	4.3 m (Regional Road 7) 2.5 m (Maplecrete Road)

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment #3. Other 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 Planning Department has identified following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of all applicable statutory policies including the <i>Provincial Policy Statement (2014)</i> (“PPS”), <i>Places to Grow - The Growth Plan for the Greater Golden Horsehoe (2017)</i> (“The Growth Plan”) and the York Region and City of Vaughan Official Plan policies.
b.	VMC 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 objective of establishing a distinct downtown containing a mix of uses, civic attractions and a critical mass of people; establishing complete neighbourhoods containing a variety of housing; and optimize existing and planned investments in rapid transit; c) the vision of buildings in all areas in the VMC, including ensuring the built form frames the streets and supports an inviting, comfortable and active public realm to bring vitality to the streets, and

	MATTERS TO BE REVIEWED	COMMENTS
		<p>contribute positively to the image of Vaughan's downtown;</p> <p>d) the appropriateness of the proposed 33 and 39 storey building heights and density (FSI) of 5.71 times the area of the lot in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from taller buildings on neighbouring planned uses or the public realm;</p> <p>e) the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility, and traffic impacts;</p> <p>f) Policy 8.7.1 regarding the built form policies and Policy 8.7.2 regarding the location, massing, and design of buildings and the contribution to human-scaled street walls, attractive streetscapes, a varied sky line, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 8.7.3 to 8.7.25;</p> <p>g) Policy 8.7.18 regarding tower elements of high-rise residential buildings being slender and spaced apart from one another to minimize shadow impacts and the loss of sky views, maintain privacy and contribute to an interesting skyline. The maximum size of a residential tower floor plate shall be approximately 750 m²;</p> <p>h) Policy 8.7.20 regarding building exteriors and long buildings, generally</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>over 40 m, shall be designed to break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in materials. In addition, Policy 8.7.21 requires variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should be variation in finishing materials between the podium and the tower of a high-rise building; and</p> <p>i) the fine-grain street network and public transportation policies related to the requirement for the planned new east-west local street (22 m right-of-way).</p>
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> ▪ The Owner proposes an increased building height and density in excess of what is permitted by VOP 2010 in return for the provision of community benefits, pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMC Secondary Plan, and the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>. The request for additional height and density will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) the appropriateness of the proposed increased building height and density in consideration of the policies of Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMC Secondary Plan. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community

	MATTERS TO BE REVIEWED	COMMENTS
		<p>benefits must be identified, to the satisfaction of the City;</p> <p>ii) should the Development be approved, the Owner will be required to provide community benefits in the form of facilities or services, to the satisfaction of the City. The benefits must bear a reasonable planning relationship to the proposed increase in building height and density, the Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMC Secondary Plan, and there must be adequate community infrastructure to support the increase in building height and density. The provision of affordable housing in the form of land, residential units or cash contribution to be transferred to York Region (Housing York Inc.) or to a non-profit housing provider, free of cost (including maintenance and condominium fee, if applicable) will be considered, as described below; and</p> <p>iii) the identified community benefits must be reflected in the implementing site-specific Zoning By-law, to the satisfaction of Vaughan Council, and subject to a separate Section 37 Agreement that will be registered on title, should the Development be approved.</p>

	MATTERS TO BE REVIEWED	COMMENTS
d.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including, but not limited to the following: <ul style="list-style-type: none"> i) Policy 7.5.1.1 that encourages and supports the provision of a full range of housing options including ownership and rental housing, social housing, housing for seniors, supportive housing, emergency shelters for women and families, accessible housing that meets the needs of people with disabilities and other types of housing that meets the needs of Vaughan’s diverse population. ii) Policy 7.5.1.2 that requires the implementation of York Region’s affordable housing policies in the following context: <ul style="list-style-type: none"> ▪ requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities; and ▪ requiring a minimum of 35% of new residential units in Key development areas be affordable housing units. <p>Furthermore, Policy 8.1.3 of the VMC Secondary Plan identifies that affordable housing shall comprise a range of compact housing forms and tenures and include intrinsically</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>affordable units for low and moderate income households.</p> <p>iii) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the City’s housing objectives through the preparation of a housing options statement, required for all Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following:</p> <ul style="list-style-type: none"> ▪ the total distribution of housing types; ▪ tenure types and distribution; ▪ the range of unit sizes, both in terms of floor area and number of bedrooms; ▪ special residential components, such as social or senior housing; and ▪ the proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. <p>The Owner must submit a housing statement to the satisfaction of the City.</p>
e.	Guidelines and other Area Plans	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Master Plan and the draft VMC Parking Strategy.

	MATTERS TO BE REVIEWED	COMMENTS
f.	Vaughan Design Review Panel	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on November 30, 2017. The Development must be further considered at a second DRP meeting.
g.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier.
h.	External Agencies Review - Canadian National Railway, the Ministry of Transportation Ontario, and York Region	<ul style="list-style-type: none"> ▪ The Subject Lands are within the review areas of the Canadian National Railway (“CNR”) rail line, the Ministry of Transportation Ontario (“MTO”), and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies.
i.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Conceptual Site Plan and Landscape Master Plan - Functional Servicing and Stormwater Management Report - Transportation Impact Study - Environmental Noise Assessment - Sustainability Metrics - Urban Design Brief

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Phases 1 and 2 Environmental Site Assessments - Hydrogeological Report - Geotechnical Report <ul style="list-style-type: none"> ▪ Additional studies and/or reports may be required as part of the Applications review process.
j.	Draft Plan of Subdivision Application	<ul style="list-style-type: none"> ▪ The Draft Plan of Subdivision File 19T-18V005 will be reviewed in coordination with the adjacent existing and planned area context respecting, but not limited to, servicing connections, grading, and road alignments, required road widenings, to the satisfaction of the City.
k.	Site Development Application	<ul style="list-style-type: none"> ▪ A Site Development Application will be required, if the subject Applications are approved, and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscape, sun and shadow, and servicing and grading. ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan approval process, if approved.

	MATTERS TO BE REVIEWED	COMMENTS
I.	Servicing	<ul style="list-style-type: none"> ▪ Servicing Allocation must be identified and assigned to the Development, if approved. Should servicing capacity not be available, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol “(H)” will be conditional on servicing capacity being allocated to the Subject Lands.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Stephen Lue, Senior Planner, Development Planning Department, Extension 8210.

Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Draft Plan of Subdivision File 19T-18V005
5. Colour Perspective - North

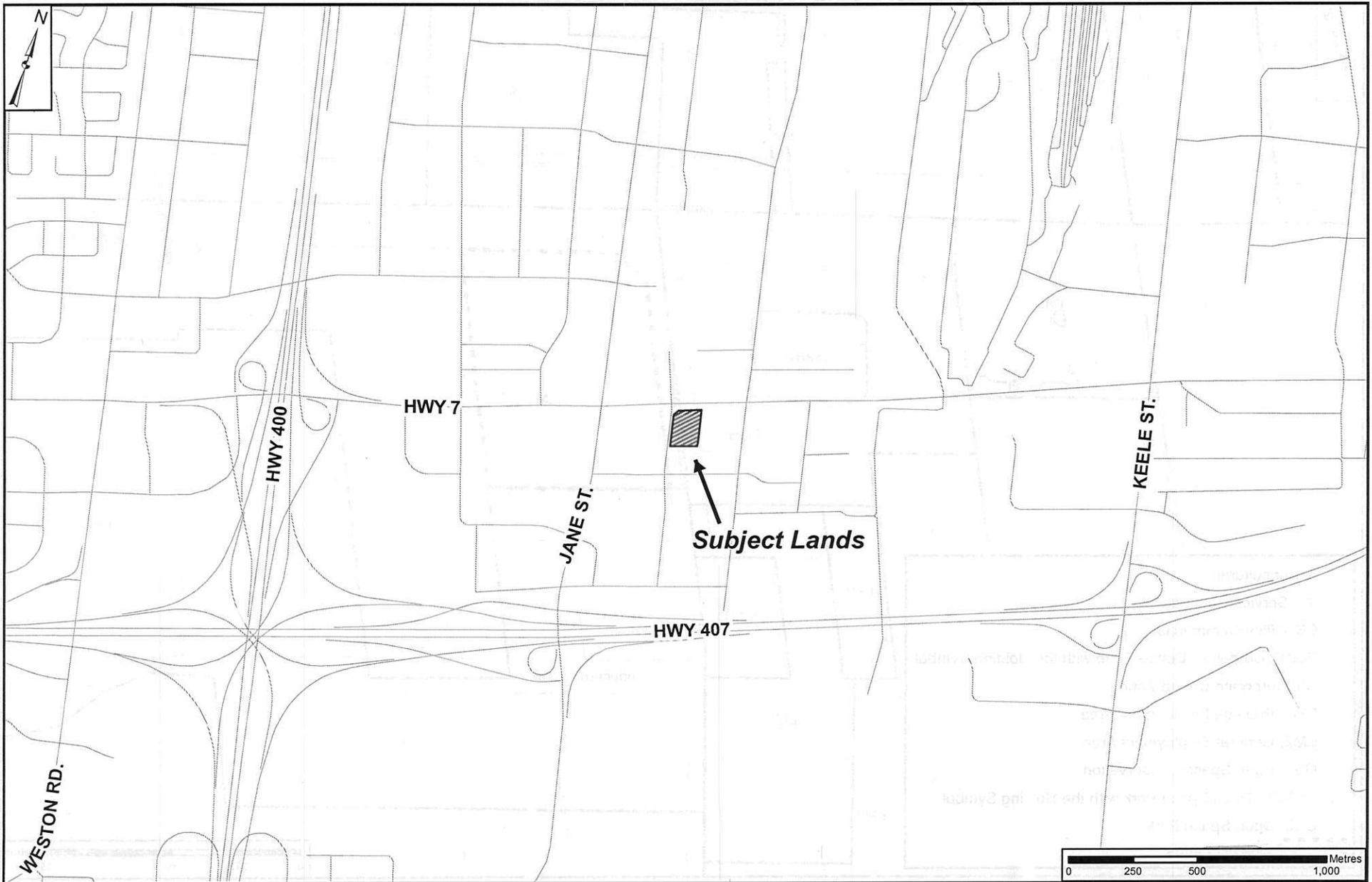
Prepared by

Stephen Lue, Senior Planner, extension 8210

Carmela Marrelli, Interim Senior Manager of Development Planning, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part Lot 5, Concession 4

APPLICANT:
1930328 Ontario Inc.

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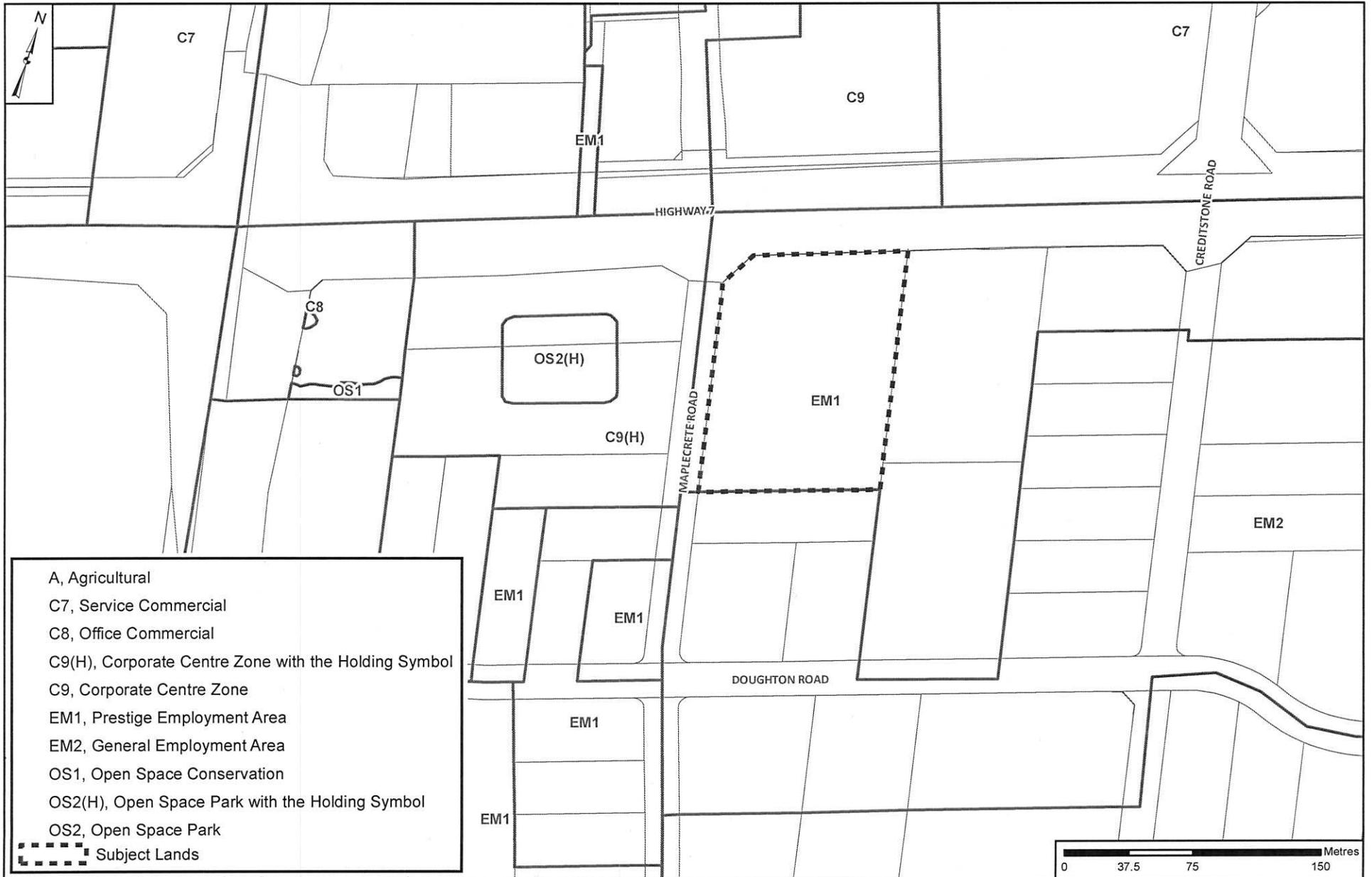
Attachment

FILES:
OP.18.005, Z.18.009, 19T-18V005

DATE:
June 5, 2018

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Printed on: 5/3/2018



Location Map

LOCATION:
Part Lot 5, Concession 4

APPLICANT:
1930328 Ontario Inc.

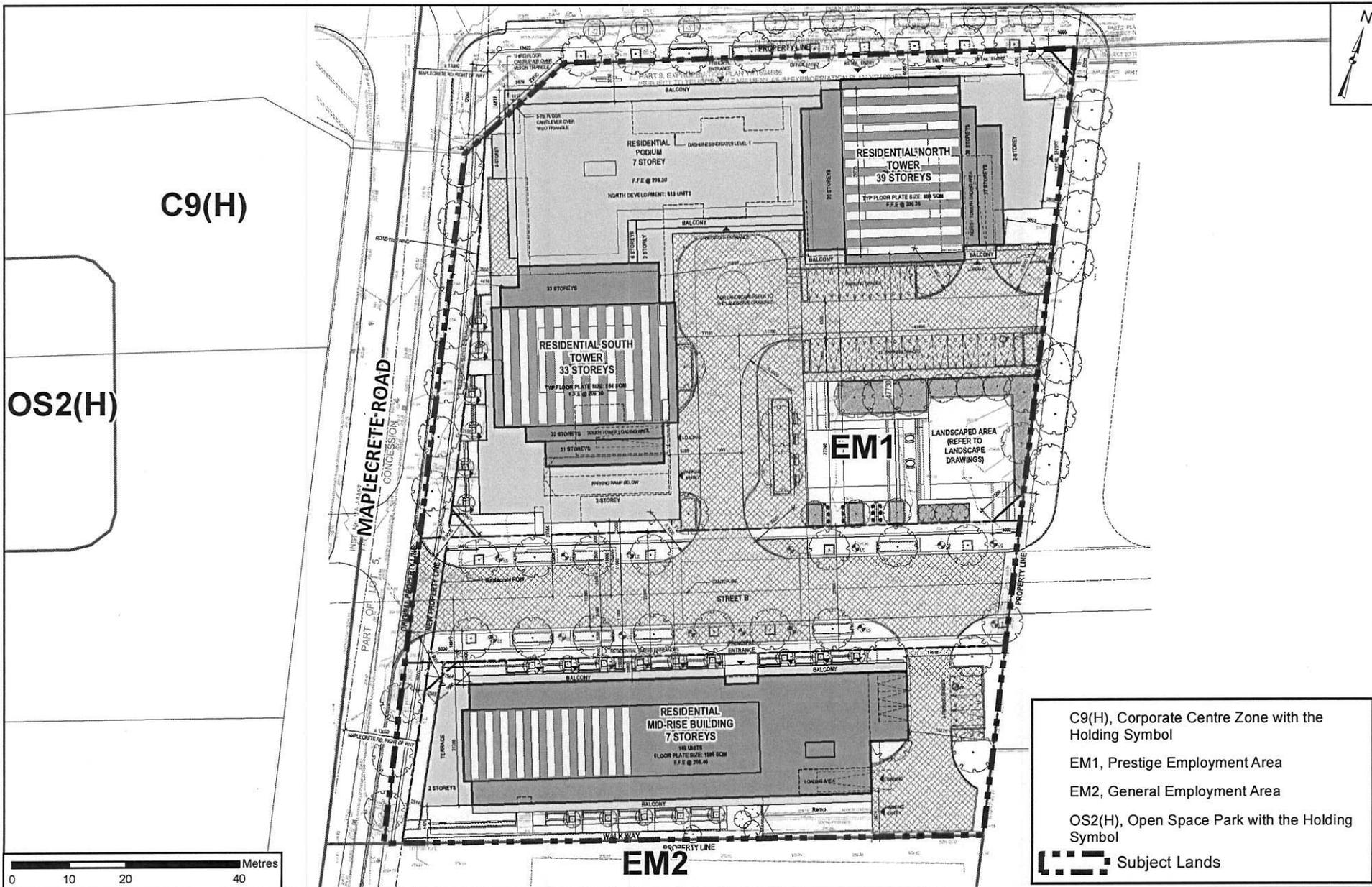


Attachment

FILES:
OP.18.005, Z.18.009, 19T-18V005

DATE:
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Conceptual Site Plan and Proposed Zoning

Attachment

LOCATION:
Part Lot 5, Concession 4

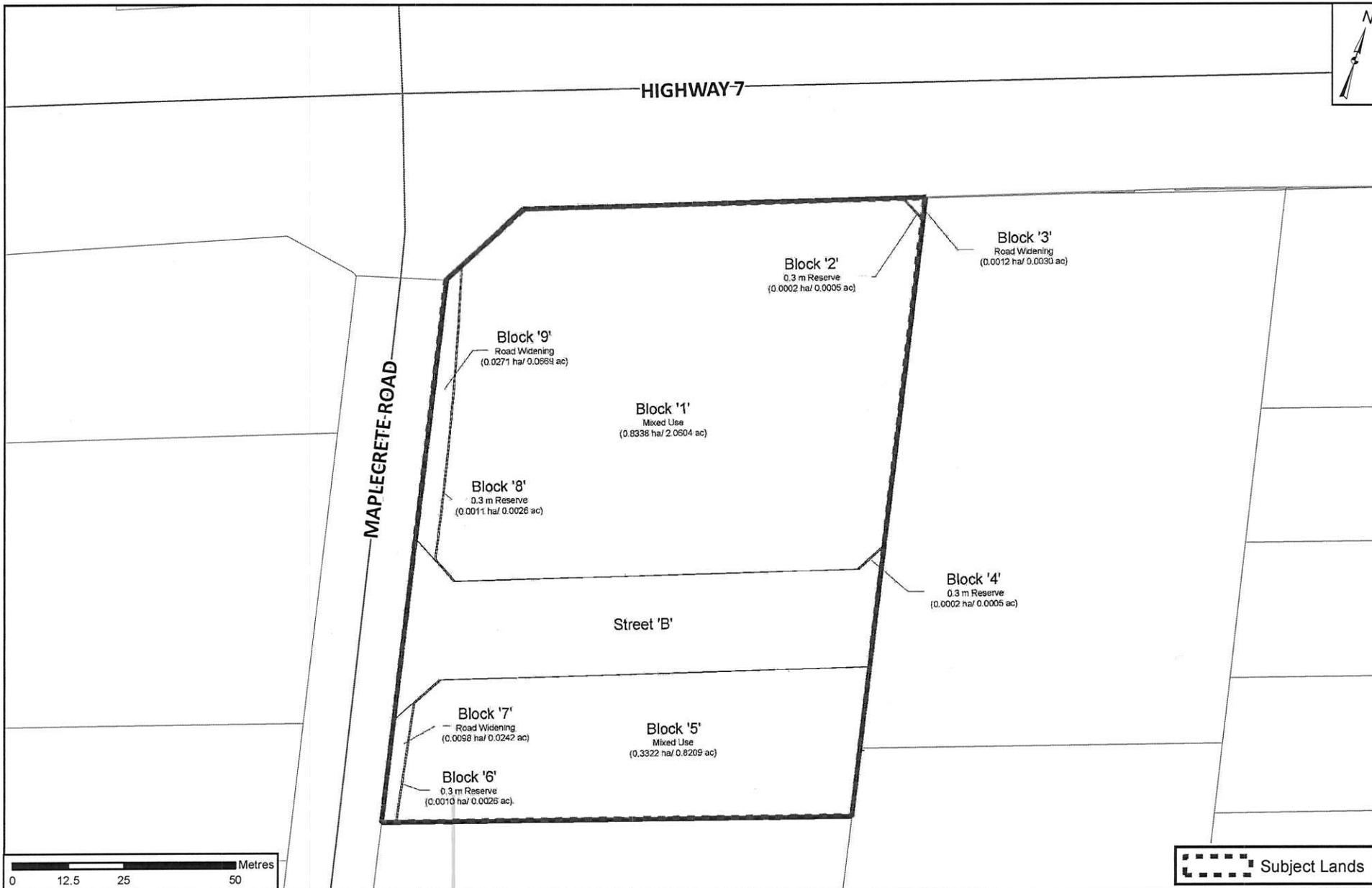
APPLICANT:
1930328 Ontario Inc.



FILES:
OP.18.005, Z.18.009, 19T-18V005

DATE:
June 5, 2018

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Draft Plan of Subdivision File 19T-18V005

LOCATION:
Part Lot 5, Concession 4

APPLICANT:
1930328 Ontario Inc.



Attachment

FILES:
OP.18.005, Z.18.009, 19T-18V005

DATE:
June 5, 2018

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Perspective - North Along Regional Road 7

LOCATION:
Part Lot 5, Concession 4

APPLICANT:
1930328 Ontario Inc.

Document Path: N:\GIS_Archive\Attachments\OPI\OP.18.005\OP.18.005_ColourPerspectiveMap.mxd



Attachment

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