



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD(S): 4

**TITLE: 1042710 ONTARIO LIMITED (ROYAL CENTRE)
OFFICIAL PLAN AMENDMENT FILE OP.19.010
ZONING BY-LAW AMENDMENT FILE Z.19.025
3300 HIGHWAY 7
VICINITY OF REGIONAL ROAD 7 AND EDGELEY BOULEVARD**

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 Amendment and Zoning By-law Amendment Files OP.19.010 and Z.19.025 to permit 1,191 residential units within two, 55 and 58-storey residential apartment buildings (Towers A and B) and a 15-storey office building (Tower C) connected by a podium ranging in height from 5 to 7-storeys and integrated with ground floor retail uses, residential units, amenity space, above-grade parking and served by 2 levels of underground parking.

Report Highlights

- To receive input from the public and Committee of the Whole on Official Plan and Zoning By-law Amendment applications to permit the development of two, 55 and 58-storey residential apartment buildings (Towers A and B), and a 15-storey office building (Tower C) connected by a shared podium ranging in height from 5 to 7-storeys and integrated with ground floor retail uses, residential units, amenity space, above-grade parking and 2 levels of underground parking for a total of 1,191 residential units.
- Official Plan and Zoning By-law Amendment applications are required to permit the Development.

Report Highlights Continued

- A technical report to be prepared by the VMC Program, Planning and Growth Management Portfolio will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.19.010 and Z.19.025 (1042710 Ontario Limited) BE RECEIVED; and, that any issues identified be addressed by the VMC Program, Planning and Growth Management Portfolio, in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located in the Vaughan Metropolitan Centre (VMC) on the northwest corner of Regional Road 7 and Edgeley Boulevard, and are municipally known as 3300 Highway 7, as shown on Attachments 1 and 2. The Subject Lands are currently developed with an existing office building with ground floor retail uses, which is proposed to be demolished to facilitate the proposed development. The surrounding land uses are shown on Attachment 1.

The Application proposes the redevelopment of the Subject Lands with residential, office and commercial uses, with a portion of the planned north-south public mews, a maximum building height of 58-storeys and a maximum floor space index ('FSI') of 11.6, as shown on Attachments 2 to 6:

- Two (2) residential towers, with a maximum building height of 55-storeys (Tower A) and 58-storeys (Tower B) and a 15-storey office building (Tower C)
- A total of 1,191 residential units, with approximately 13 units at-grade
- A shared 5 to 7-storey podium consisting of mixed-uses (residential, commercial, office), an integrated above-grade parking structure and amenity (lobby) areas
- A total residential gross floor area ('GFA') of 144,153 m²
- A total office GFA of 29,684 m²
- A total retail GFA of 1,332 m²
- An FSI of 11.6 times the area of the lot
- Two (2) levels of underground parking and 3 levels of above-grade parking (Floors 3 to 5) integrated within the podium for a total of 1,017 parking spaces
- Two (2) vehicular entrances at the future local road (New Park Place) and the proposed north-south public mews along the westerly property line
- A total of 791 short and long-term bicycle parking spaces

- A common amenity (including rooftop) area of 5,700 m², and private amenity areas (balconies) of 3,811 m²

Official Plan Amendment and Zoning By-law Amendment 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 of two, 55 and 58-storey residential apartment buildings (Towers A and B) and a 15-storey office building (Tower C) on a shared 5 to 7-storey podium integrated with ground floor retail uses, residential units, amenity space and integrated above-grade parking (Floors 3 to 5), with 2 levels of underground parking for a total of 1,191 residential units (the ‘Development’), as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.19.010 to amend the Vaughan Official Plan 2010 (“VOP 2010”) and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”), to:
 - a) Policy 8.7.12 and Schedule I – to increase the maximum building height from 30-storeys to 55 and 58-storeys for the residential towers;
 - b) Policy 8.7.17 – to increase the maximum podium height from 6 to 7-storeys in the “Station Precinct” designation;
 - c) Policy 8.7.18 – to increase the maximum tower floor plate size for the two, 55 and 58-storey residential towers from approximately 750 m² to 835 m²; and
 - d) Schedule I – to increase the maximum Floor Space Index (‘FSI’) from 5.0 to 11.6 times the area of the lot.

Zoning By-law Amendment File Z.19.025 to rezone the Subject Lands to permit residential uses within the “C8 Office Commercial Zone”, in the manner shown on Attachment 2, and to permit the site-specific development standards identified in Table 1 of this report.

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

- e) Date of Notice of Public Hearing was circulated: January 10, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and the two Notice Signs were installed (along Edgeley Boulevard and Regional Road 7), in accordance with the City's Notice Signs Procedures and Protocols.

- f) Circulation Area: To all property owners within 150 m of the Subject Lands.
- g) 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 VMC Program, Planning and Growth Management Portfolio 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 VOP 2010 (the "VMCSP") are required to permit the Development

The Subject Lands are designated "Station Precinct" by the VMCSP, which forms part of Volume 2 of VOP 2010. The designation permits a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back and stacked townhouses), retail, office, and service commercial uses. The Development includes residential and office uses, with limited retail uses, and conforms to the VMCSP.

The VMCSP permits a building height range of 5 to 30-storeys and a density range FSI of 2.5 to 5.0 times the area of the lot on the Subject Lands. A maximum building height of 30-storeys is permitted; however, an amendment is required to permit a maximum building height of 58-storeys.

Policy 8.7.17 permits podiums that are generally 6-storeys in height in the "Station Precinct" designation; whereas a podium of 7-storeys is proposed. Policy 8.7.18 also permits a maximum residential tower floor plate of 750 m²; whereas the proposed amendment is 835 m². The Development represents a density of 11.6 FSI times the area of the lot, with a maximum building height of 58-storeys, which does not conform to the VMC Secondary Plan and requires an amendment to this Plan.

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

The Subject Lands are zoned “C8 Office Commercial Zone” by Zoning By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to request for residential use permissions, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 6:

Table 1

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8 Office Commercial Zone
a.	Permitted Uses	The C8 Zone does not permit an apartment building or any residential uses.	Permit the following, in addition to all the uses permitted in the C8 Zone: <ul style="list-style-type: none">• Apartment Dwelling• Townhouse Dwelling• Bank• Eating Establishment• Eating Establishment, Convenience• Eating Establishment, take-out• Outdoor Patio• Health Centre• Personal Service Shop• Pharmacy• Retail Store• Pet Grooming Establishment• School, Technical or Commercial• Store, Convenience Retail• Studio• Supermarket• Business and Professional Office• Place of Entertainment

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8 Office Commercial Zone
			<ul style="list-style-type: none"> • Theatre • Banquet Hall <p>A bank, eating establishment, eating establishment convenience, eating establishment, takeout, health centre, personal service shop, pharmacy, retail store and variety store is permitted on the ground floor of an office building exceeding 3-storeys in height.</p>
b.	Minimum Front Yard Setback	9 m	0 m (Highway 7)
c.	Minimum Rear Yard Setback	22 m	0 m (New Park Place)
d.	Minimum Interior Sideyard Setback	6 m	0 m (public mews)
e.	Minimum Exterior Side Yard Setback	8 m	0 m (Edgeley Boulevard)
f.	Portions of Buildings Below Grade	1.8 m	0 m to the front lot line (Highway 7) and exterior lot line (Edgeley Boulevard)
g.	Maximum Building Height	11 m	<p>58-storeys (186.3 m) – Tower A</p> <p>55-storeys (177.3 m) – Tower B</p>

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8 Office Commercial Zone
			15-storeys (78.1 m) – Tower C Building height is inclusive of architectural features.
h.	Minimum Driveway Width (Access Driveways)	7.5 m	6 m (New Park Place) 6 m (public mews)
i.	Minimum Landscape Strip Width	6 m	2 m (Edgeley Boulevard) 2 m (Regional Road 7) 2 m (New Park Place) 2 m (public mews)
j.	Minimum Parking Space Requirements	<u>Commercial Uses</u> 2.0 parking spaces per 100 m ² <u>Office Uses</u> 1.5 parking spaces per 100 m ² <u>Residential Uses</u> Bachelor/One-Bedroom: 0.7 parking spaces per unit	<u>Commercial Uses:</u> 34 parking spaces per 1,332 m ² Retail GFA <u>Office Uses</u> 446 parking spaces per 29,683 m ² Office GFA <u>Residential Uses:</u> Bachelor/One-Bedroom: 125 parking spaces for 725 units

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8 Office Commercial Zone
		<p>Two-Bedroom: 0.9 parking spaces per unit</p> <p>Three-Bedroom: 1.0 parking space per unit</p> <p>Visitor Parking: 0.15 parking spaces per unit</p> <p>Accessible Parking Spaces: 35 OADA parking spaces</p> <p>Total Parking Supply Required: 1,593 parking spaces</p>	<p>Two-Bedroom: 277 parking spaces for 461 units</p> <p>Three-Bedroom: 4 spaces for 5 units</p> <p>Visitor Parking: 179 spaces</p> <p>Accessible Parking Spaces: 22 OADA Parking spaces</p> <p>Total Parking Supply: 1,017 parking spaces</p>
k.	Minimum Loading Space Requirements	<p>Two (2) loading spaces for every 10,000 m² portion thereof of Industrial/Commercial GFA</p> <p>One(1) loading space for 501-2500 m² of Industrial/Commercial GFA</p> <p>Total: 3 Loading Spaces</p>	2 loading spaces

	Zoning By-law 1-88 Standards	C8 Office Commercial Zone Requirements	Proposed Exceptions to the C8 Office Commercial Zone
I.	Minimum Amenity Area	Bachelor Unit: 15 m ² One-Bedroom Unit: 20 m ² Two-Bedroom Unit: 55 m ² Three-Bedroom Unit: 90 m ²	Total Amenity Area: 9,511 m ²

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 2. 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 VMC Program has identified following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region Official Plan 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>A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2019)</i> ("The Growth Plan"), and York Region and VOP 2010 policies.
b.	VMCSP	<p>The Applications will be reviewed in consideration of the following policies contained in the VMCSP, including, but not limited to, the following:</p> <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 complete neighbourhoods

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>containing a variety of housing; establishing a hierarchical, fine-grain grid network of streets and pathways linked to the larger road system; 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;</p> <p>c) the vision of buildings 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;</p> <p>d) the appropriateness of the proposed building heights (55 and 58-storeys) and density (FSI) of 11.6 times the area of the lot, in consideration of the surrounding context, and confirmation that there are no significant adverse impacts from proposed buildings on neighboring 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) 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 mews 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> <p>g) Policy 8.7.11 respecting maximum building height</p> <p>h) Policy 8.7.17 regarding the maximum podium heights of generally 6-storeys in the "Station Precinct" will be considered in review of the proposed 7-storey podium massing;</p>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> i) Policy 8.7.18 respecting the maximum tower floor plate size of 750 m²; and j) Policy 4.3 and design criteria regarding the north-south mews to the west
c.	Section 37 of the <i>Planning Act</i> Bonusing and Density	<ul style="list-style-type: none"> • Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSP, the City of Vaughan Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, provision of community benefits are proposed in return for increase in building heights and density in excess of VOP 2010 permissions. The request for additional height and density, will be reviewed in consideration of the following criteria: <ul style="list-style-type: none"> i) The appropriateness of the proposed increased building heights and density in consideration of the policies in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSP. Should the proposed increase in building height and density be determined to meet the criteria of the Official Plan, the proposed community must be identified to the satisfaction of the City; 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 heights and density. The Development must represent good planning and be consistent with the objectives of the VOP 2010 and the VMCSP, and there must be adequate community infrastructure to support the increase in building heights 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,

	MATTERS TO BE REVIEWED	COMMENT(S)
		<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>
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"> a) 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 b) 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 to 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 to 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 affordable units for low and moderate-income households.</p> c) Policy 7.5.1.3 requires all significant developments include a residential component that demonstrates the contribution to meeting the

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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>Prior to a Technical Report being considered by Committee of the Whole, 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 City-Wide Urban Design Guidelines, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, the VMC Streetscape and Open Space Plan, the VMC Transportation Plan and the VMC Parking Strategy.
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 October 31, 2019.
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	<ul style="list-style-type: none"> • The Subject Lands are within the review areas of York Region, the Toronto and Region Conservation Authority, and the Ministry of Transportation Ontario. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Studies and Reports	<ul style="list-style-type: none"> • The Owner has submitted the following studies and report 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"> - Functional Servicing Report - Geotechnical Report - Hydrogeological Report - Noise Impact Study - Phase One Environmental Site Assessment - Planning Justification Report - Shadow Study - Sustainability Metrics - Tree Inventory Report - Traffic Impact study - Tree Inventory Report - Urban Design Brief - Wind Study <p>Additional studies and/or reports may be required as part of the Application review process.</p>
j.	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 lands.
k.	Future Site Development Application	<ul style="list-style-type: none"> • A Site Development Application will be required to permit the mixed-use development, as shown on Attachments 2 to 6, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design, access, site circulation, parking, landscape, amenity area, sun and shadow, wind, noise, servicing and grading, bird-friendly design, and the appropriate built form interface with the surrounding uses and the public realm. • Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>permeable pavers, bio-swales, drought tolerant landscape, 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.</p> <ul style="list-style-type: none"> In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score.
l.	Future Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development.
m.	Development Charges	<ul style="list-style-type: none"> The Owner will be required to pay the applicable Development Charges (DCs) and is subject to the Area-Specific Development Charges.
n.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of parkland in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu of Parkland Policy, if the subject applications are approved.

Financial Impact

There are no requirements for new funding associated with these Applications.

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: Natalie Wong, Senior Planner, VMC Program, Extension 8866.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Conceptual South and East Elevations
5. Conceptual North and West Elevations
6. Colour Perspective - Regional Road 7

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