

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, February 04, 2020

WARD(S): 4

**TITLE: GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP (MELROSE)
OFFICIAL PLAN AMENDMENT FILE OP.19.009
ZONING BY-LAW AMENDMENT FILE Z.19.024
DRAFT PLAN OF SUBDIVISION FILE 19T-19V004
2851 HIGHWAY 7
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 applications to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision Files OP.19.009, Z.19.024 and 19T-19V004 to permit a mixed-use development consisting of 750 residential units within 2 high-rise buildings with ground floor retail, 4 levels of underground parking, a private north-south street with public access, a future development block and a new east-west public street.

Report Highlights

- To receive input from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law and Draft Plan of Subdivision to permit a mixed-use development (Block 1) consisting of 750 residential units within two, 27 and 37-storey residential apartment buildings (Towers B and A) with 367 m² of ground floor retail, a shared podium, 665 parking spaces within 4 levels of underground parking, a private north-south street with public access, a new east-west public street (Block 2) and a future development block (Block 3).
- 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 and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.19.009, Z.19.024 and 19T-19V004 (GB (Vaughan Seven) Limited Partnership) 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 shown on Attachment 1 are located in the Vaughan Metropolitan Centre (VMC) on the south side of Regional Road 7, approximately halfway between Maplecrete Road and Creditstone Road and are municipally known as 2851 Highway 7. The Subject Lands are currently occupied with several buildings and structures for the existing garden sales centre and are proposed to be demolished to facilitate the proposed development. The surrounding land uses are shown on Attachment 1.

Official Plan and 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 to permit the proposal, as shown on Attachments 2 to 4 to permit a mixed-use development consisting of 750 residential units within two, 27 and 37-storey (Towers B and A) residential apartment buildings, connected by a shared podium with 367 m² of ground floor retail, served by 665 parking spaces within 4 levels of underground parking, a private north-south street with public access, a future development block and a new east-west public street (the 'Development'):

1. Official Plan Amendment File OP.19.009 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 amend:
 - a) Schedule 'C' – Street Network to change the tenure of the new north-south road from public to private; and
 - b) Policy 8.7.12 to permit a site-specific building height increase to Tower B to allow a maximum height of 27-storeys, whereas the policy only permits Tower B to be 23-storeys when Tower A has received a 7-storey increase above the height limit of 30 storeys as permitted by Schedule I of the VMCSP.
2. Zoning By-law Amendment File Z.19.024 to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "C9 Corporate Centre Zone" with site-

specific standards to permit the Development, along with a Holding "(H)" Provision on the future development block (Block 3) until sufficient lands to the south are acquired to allow for redevelopment.

3. Draft Plan of Subdivision File 19T-19V004 to create a mixed-use development block, a new east-west public street and a future development block as follows:

Blocks	Proposed Uses	Area (ha)
1	Mixed-Use (residential and commercial) and new north-south private street	0.678
2	New east-west public street	0.179
3	Future Development	0.155
4	0.3 metre reserve	0.001

The Applications propose the redevelopment of the Subject Lands with residential and commercial uses, a new public east-west street, a private north-south street and a future development block at a maximum floor space index (FSI) of 5.0 times the area of the lot

Block 1 – Mixed-Use Development Block

Block 1 is proposed to be developed with a mixed-use building consisting of two residential apartment buildings at 37-storeys (Tower A) and 27-storeys (Tower B) connected at the podium level containing a total of 750 residential units (48,728 m²) and 367 m² of commercial uses at-grade.

The ground floor is proposed with a mix of commercial, residential and indoor amenity uses. Entrances to the commercial uses are proposed along Regional Road 7, while entrances into the lobby of Tower A is proposed along Regional Road 7 and the north-south private street. The principal entrance into Tower B is proposed along the north-south private street. Tower B contains 4 ground-related residential units which have direct frontage and access along the new east-west public street.

Indoor and outdoor amenity areas, each at 1,500 m² are proposed on the ground level and the 3rd floor. Specifically, outdoor amenity areas on the ground level are proposed to be situated on the west and east sides of the building. The ground level outdoor amenity area on the west side is proposed to be a publicly accessible privately-owned space ('POPS') fronting on the new north-south private street which would also be publicly accessible. Pick-up and drop-off are proposed to be accommodated on 6 lay-by parking spaces located on the north-south private street.

A total of 665 parking spaces are proposed within 4 levels of underground parking. There are 658 parking spaces allocated for residential uses of which 113 are dedicated as visitor parking spaces and the remaining 7 parking spaces are for commercial uses. A total of 451 bicycle parking spaces are proposed within the first two levels of underground parking of which 376 are allocated for long-term spaces and the 75 spaces as short-term bicycle spaces.

Access to the underground garage ramp is proposed via the new east-west public road at the easterly limit of the property. The garbage truck loading space is located adjacent to the underground garage ramp and will be accessed via the same ingress/egress along the new east-west public road.

Blocks 2 and 3

Block 2 will be dedicated to the City as a 22-metre public right-of-way (local street) as per Schedule C – Street Network of the VMCSP. Block 3 will be developed in the future when sufficient lands to the south are acquired to allow for redevelopment. In the interim, Block 2 and the northeast portion of Block 3 are proposed to be designed as a cul-de-sac until such time as the lands to the east are redeveloped and Block 2 will be extended to Creditstone Road as envisioned by the VMCSP. The applicant may also seek to utilize Block 3 as a sales centre in the interim plan.

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

- a) Date the Notice of Public Hearing was circulated: January 10, 2020
- b) The notice of Public Hearing was also posted on the City's website at www.vaughan.ca and one Notice Sign was installed along Regional Road 7, in accordance with the City's Notice Signs Procedure and Protocols.
- c) Circulation Area: To all property owners within 150m of the Subject Lands.
- d) 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 Planning and Growth Management Portfolio, VMC Program 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. This designation permits a broad range of uses, including, but not limited to, residential dwellings, retail and service commercial uses. The Development proposes residential and retail uses which conforms to the “Station Precinct” designation.

Schedule ‘C’ – Street Network in the VMCSP identifies the proposed north-south street as a public road. An amendment is required to change the tenure of the north-south road from public to private.

An amendment is also required to permit the proposed height of Tower B at 27-storeys. The VMCSP permits a maximum building height of 30-storeys on the Subject Lands. Notwithstanding maximum height permissions, Policy 8.7.12 of the VMCSP allows individual towers within the same development block to exceed its maximum height by up to 7-storeys by transferring storeys from one tower to another. Tower A which proposes 37-storeys is permitted by this policy, however Tower B exceeds this policy by 4-storeys and therefore, an amendment is required.

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

The Subject Lands are zoned “EM1 Prestige Employment Area”, subject to Exception 9(620) by Zoning By-law 1-88, as amended. The residential and retail uses proposed in Block 1 are not permitted in this zone and therefore require an amendment to By-law 1-88 to facilitate the Development. The Zoning By-law Amendment will also implement a Holding “(H)” Provision on the future development block (Block 3) until sufficient lands to the south is acquired to allow for redevelopment. The Zoning By-law Amendment is further required to include the following site-specific zoning exceptions to permit the Development:

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9 Corporate Centre Zone
a.	Minimum Block Area	5,000 m ²	Block C: 1,547 m ²

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9 Corporate Centre Zone
b.	Minimum Parking Space Size	2.7 m by 6 m	2.7 m by 5.8 m
c.	Minimum Barrier-Free Parking Space Size	Type A: 3.4 m by 6 m Type B: 2.4 m by 6 m	Type A: 3.4 m by 5.8 m Type B: 2.4 m by 5.8 m
d.	Minimum Parking Requirements	<u>Residential Minimum Parking Standards (Apartment Dwelling)</u> Bachelor/One-bedroom: 0.7 spaces per unit Two-bedroom: 0.9 spaces per unit Visitor: 0.15 spaces per unit <u>Commercial Minimum Parking Standards</u> 2.0 spaces per 100 m ² of GFA	<u>Residential Minimum Parking Standards for Block 1</u> Total parking supply of 665 split as follows: Apartment Dwelling: 545 spaces Visitor: 113 spaces <u>Commercial Minimum Parking Standards for Block 1</u> Retail: 7 spaces
e.	Maximum Building Heights	25 m	Block 1: Building A – 37 storeys Building B – 27 storeys (exclusive of roof-top mechanical equipment and architectural features)

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9 Corporate Centre Zone
f.	Minimum Landscape Strip Widths	3 m abutting all other street lines less than 26 m	Block 1: New East-West Street: 0 m
g.	Minimum Front Yard Setback (Regional Road 7)	3.0 m, per Schedule 'A2', Note 8	Block 1: 0 m
h.	Minimum Rear Yard Setback (New East-West Road)	6.0 m, per Schedule 'A2'	Block 1: 0m

A Site Development Application has also been submitted in support of the mixed-use development on Block 1 as shown on Attachments 2 and 3 (File DA.19.075). Additional zoning exceptions will 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 the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and 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</i> (2014) ("PPS"), <i>A Place to Grow – Growth Plan for the Greater Golden Horseshoe</i> (2019) (the "Growth Plan") and the York Region and VOP 2010 policies.
b.	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;

	MATTERS TO BE REVIEWED	COMMENTS
		<p>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;</p> <p>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;</p> <p>d) The appropriateness of the proposed building heights (37 and 27 storeys) 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;</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 the contribution to human-scaled street walls, attractive streetscapes, a varied skyline, an active pedestrian realm and environmental sustainability by adhering to the</p>

	MATTERS TO BE REVIEWED	COMMENTS
		<p>urban design criteria with particular attention to the proposed massing and building height, microclimate impact and built form articulation;</p> <p>g) Policy 4.3 regarding transportation related requirements and guidelines for the planned east/west 22 metre local street;</p> <p>h) Policy 4.4 regarding streetscape design criteria for the new north-south 20 metre private street and the east-west 22 metre local street; and</p> <p>i) Design criteria for the proposed POPS.</p>
c.	Section 37 of the <i>Planning Act</i>	<ul style="list-style-type: none"> Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSP, and 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 on Tower B will be reviewed in consideration of the following: <ul style="list-style-type: none"> i) The appropriateness of the proposed increased building height 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 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

	MATTERS TO BE REVIEWED	COMMENTS
		<p>proposed increase in building height, 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; 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>
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

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> 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 VMCSPP 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> <p>c) 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>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

	MATTERS TO BE REVIEWED	COMMENTS
		Plan, the VMC Transportation Master 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 June 27, 2019 and November 28, 2019.
g.	NavCanada and Bombardier Review	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 the Canadian National Railway (CNR) 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"> - Archaeological Assessment - Aviation Report - Draft Plan of Subdivision - Functional Servicing Report - Geotechnical Report - Hydrogeological Report - Natural Heritage Review - Noise Study - Planning Justification Report - Pedestrian Level Wind Analysis - Sun/Shadow Study - Sustainability Metrics and Summary Letter - Urban Design Brief

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Tree Inventory and Preservation Study - Transportation Impact Study - Phase 1 Environmental Site Assessment
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 File DA.19.075 has been submitted for the proposed mixed-use development in Block 1 and will be reviewed in consideration of, but not limited to, appropriate building and site design, access, internal circulation, parking, landscape and streetscape, amenity area, sun and shadow impacts, servicing and grading, and proposed interim and ultimate conditions. • 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 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. • The submitted Site Development Plan does not include Block 3. A future Site Development application will be submitted for Block 3 when sufficient lands to the south are acquired for redevelopment.
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.

	MATTERS TO BE REVIEWED	COMMENTS
m.	Development Charges	<ul style="list-style-type: none"> The Owner will be required to pay the applicable DCs and is subject to the Area-Specific Development Charges.
o.	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. A request to exempt the Official Plan Amendment Application from York Region approval has been made by the applicant.

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 Jessica Kwan, Senior Planner, VMC Program, Extension 8814.

Attachments

1. Context and Location Map
2. Conceptual Interim Site Plan and Zoning
3. Conceptual Ultimate Site Plan and Zoning
4. Draft Plan of Subdivision
5. Conceptual Elevations – North and East

6. Conceptual Elevations – South and West
7. Conceptual Perspectives (View of entire proposal from the East)
8. Conceptual Perspective (View of proposal from various directions)

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