

Committee of the Whole (Public Hearing) Report

DATE: Monday, July 13, 2020

WARD: 4

**TITLE: METRUS (TERRA) PROPERTIES INC.
DRAFT PLAN OF SUBDIVISION FILE 19T-20V002
OFFICIAL PLAN AMENDMENT FILE OP.20.003
ZONING BY-LAW AMENDMENT FILE Z.20.008
7800 JANE STREET, VICINITY OF JANE STREET AND
HIGHWAY 7**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.003 and Z.20.008, and Draft Plan of Subdivision File 19T-20V002, to permit 1,203 residential units within two, 50 and 60-storey residential apartment buildings (Towers A and B) and a 17-storey office building (Tower C). The proposed development would be connected by an 8-storey podium with integrated ground floor retail uses, residential units, and amenity space, and contains 6-levels of above-grade structured parking, and 2 levels of underground parking with access via a future north-south local street.

Report Highlights

- To receive input from the public and the Committee of the Whole on Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a high-rise (50 to 60-storeys) mixed-use development consisting of 1,203 residential units, a 17-storey office tower and ground floor retail uses
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development and to facilitate a future north-south local street and the proposed deletion of an east-west local street
- A Stratified Title Arrangement is proposed for underground parking beneath the new north-south local street consistent with Vaughan Metropolitan Centre Secondary Plan ('VMCSP') policy 4.3.6 related to office uses exceeding 10,000 m² in GFA
- The Subject Lands are partially located within the Humber River Floodplain as identified by the Toronto and Region Conservation Authority
- 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.20.003 and Z.20.008 and Draft Plan of Subdivision File 19T-20V002 (Metrus (Terra) Properties Inc.) 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') at the north-west corner of Highway 7 and Jane Street, and are municipally known as 7800 Jane Street, as shown on Attachment 1. The Subject Lands are currently developed with an existing retail building, which is proposed to be demolished. The lands were also previously developed with a gas station which has been decommissioned. The surrounding uses are also shown on Attachment 1.

The proposed mixed-use development of the Subject Lands consists of the following:

- Two (2) residential towers, with maximum building heights of 50-storeys (Tower A), 60-storeys (Tower B), and a 17-storey office building (Tower C)
- A total of 1,203 residential units, with 12 residential units at-grade

- A shared 8-storey podium consisting of a mix of uses (residential, retail, office), integrated above-grade parking (6 levels), and amenity (Floors 6 and 7) and lobby areas
- A total residential gross floor area ('GFA') of 102,037 m²
- A total office GFA of 22,879 m²
- A total retail GFA of 2,349 m²
- A density Floor Space Index (FSI) of 10.4 times the area of the lot
- Two (2) levels of underground parking and 6 levels of above-grade structured parking (Floors 3 to 8) integrated with office uses (Floors 2 to 5) and residential units
- A total of 685 above-grade parking spaces and a total of 526 underground parking spaces, for an overall total of 1,211 residential and visitor parking spaces
- Two (2) vehicular access points from the future north-south local street along the westerly lot line
- A total of 12,636 m² of combined indoor and outdoor residential amenity areas
- A total of 432 long and short-term bicycle parking spaces
- The proposed deletion of the east-west local street, which bisects the Subject Lands
- A stratified title arrangement proposed for underground parking spaces beneath the future north-south local street

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development. A Draft Plan of Subdivision Application has been submitted to facilitate the future north-south local street.

The Owner has submitted the following applications (the 'Applications') for the Subject Lands, as shown on Attachments 1 and 2. The mixed-use development consists of two, 50 and 60-storey residential apartment buildings (Towers A and B), and a 17-storey office building (Tower C), on a shared 8-storey podium consisting of ground floor retail, at-grade residential uses, 6 levels of integrated above-grade parking (Floors 3 to 8), with 2 levels of underground parking, for a total of 1,203 residential units (the 'Development') as shown on Attachments 2 to 5. The following Applications are proposed:

1. Official Plan Amendment File OP.20.003 to amend the Vaughan Official Plan 2010 ("VOP 2010") and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the "VMCSP"):
 - a) Policy 8.7.12 and Schedule I – to increase the maximum building height from 30-storeys to 50 and 60-storeys for the residential towers;

- b) Policy 8.7.17 – to increase the maximum podium height from 6 to 8-storeys in the “Station Precinct” designation;
 - c) Policy 8.7.18 – to increase the maximum tower floor plate size for the two, 50 and 60-storey residential towers from 750 m² to 850 m²;
 - d) Amend Schedules A through K to delete the east-west local street, which bisects the Subject Lands;
 - e) Schedule I – to increase the maximum FSI from 5.0 to 10.4 times the area of the lot; and
 - f) Schedule J – to remove the Subject Lands from the Black Creek Renewal Area and Existing Floodplain.
2. Zoning By-law Amendment Z.20.008 to amend By-law 1-88 to rezone the Subject Lands to the “C9 Corporate Centre Zone” to permit the mixed-uses in the manner shown on Attachment 2, and to permit site-specific development standards identified in Table 1 of this report; and
3. Draft Plan of Subdivision File 19T-20V002 to facilitate the proportionate half of the future north-south local street for vehicular access points to serve the Development.

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

- a) Date of Notice of Public Hearing was circulated: May 15, 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 (at the corner of Highway 7 and Jane Street, and the corner of Apple Mill Road and Jane Street), in accordance with the City’s Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands.

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 Vaughan Metropolitan Centre Secondary Plan, are required to permit the Development

Schedules F and J of the VMCSPP identify the Subject Lands within the “Station Precinct” land use precinct, and within an existing floodplain, which is subject to the Natural Heritage policies of 5.6.4 to 5.6.10. In accordance with Policy 5.6.6, the underlying land-use designations of “Station Precinct”, identified on Schedule F, is not currently in effect and will not come into force until conditions of Policy 5.6.6.a. to 5.6.6.c. are met to the satisfaction of the City, TRCA and the Province. These conditions include, but are not limited to, remedial flood protection works, and requirements for floodplain analysis and mapping. Therefore, the “Station Precinct” land-use designation will only come into force upon these conditions being satisfied. Policy 5.6.7 of the VMCSPP indicates that prior to the conditions of Policy 5.6.6 being satisfied, only existing uses as of the date of approval of this Plan will be permitted, along with any remedial works of the Black Creek.

Once the “Station Precinct” designation is in force, the “Station Precinct” designation will permit 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, office, and retail uses, which conforms to the VMCSPP.

The VMCSPP permits a building height ranging from a 5-storey minimum to a 30-storey maximum, with a minimum FSI of 2.5 to a maximum FSI of 5.0 times the area of the lot. An Official Plan Amendment will be required to permit maximum building heights of 50 and 60-storeys, and to permit a maximum FSI of 10.4 times the area of the lot.

Policy 8.7.17 permits podiums that are generally 6-storeys in height in the “Station Precinct” designation; whereas, a podium height of 8-storeys is proposed. Policy 8.7.18 also permits a maximum residential tower floorplate of 750 m²; whereas, a maximum of 850 m² is proposed. The Development represents an FSI of 10.4 times the area of the lot, with a maximum building height of 60-storeys, which does not conform to the VMCSPP and requires an amendment to the Plan. Permissions for increased height and density will be considered and secured through a Section 37 Density and Bonusing Agreement with the City, if supported as good planning.

Schedule C – Street Network of the VMCSPP identifies two local streets at 20-22 m in width, which are proposed to the north and south of the Subject Lands. The right-of-way for Apple Mill Road (to the north) has been constructed and is owned by the City. The Development proposes to delete the future east-west local street, which bisects the

Subject Lands. The future north-south local street is proposed and will remain in public ownership. A review of the proposed east-west local street deletion will be considered in consultation with the Transportation Division of the VMC Program.

Policy 4.3.6 permits parking under a new local street, subject to a Strata Title Arrangement between the Owner and the City, and the required provision of a minimum of 10,000 m² of office development and/or uses. As a total office GFA of 22,879 m² is proposed, as such, the proposed parking under the new local street is permitted by the VMCSPP.

Schedule J – Floodplain and Environmental Open Spaces and Policy 5.6.4 to 5.6.10 identify the Subject Lands as being partially located within the Humber River Floodplain. Policy 5.6.8 indicates that phased development or site alterations may only be permitted subject to conditions of TRCA being satisfied. The TRCA confirms that the Subject Lands are within a regulatory floodplain area within a flood hazard. A floodplain analysis has been requested by the TRCA to assess the potential for any potential floodplain modifications or consideration of any flood remediation works in order to ensure appropriate floodplain management.

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

The Subject Lands are zoned “C7 Service Commercial Zone” by By-law 1-88, which does not permit the mixed-use development. The Owner proposes to amend By-law 1-88 by rezoning the Subject Lands from the “C7 Service Commercial Zone” to the “C9 Corporate Centre Zone” to request additional residential, office and retail permissions, together with the following site-specific zoning exceptions to permit the Development as shown on Attachments 2 to 5:

Table 1

	By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions and rezoning to the C9 Corporate Centre Zone Requirements
a.	Minimum Residential Parking Requirements	Bachelor/1 Bedroom at 0.7 spaces /unit 2 Bedrooms at 0.9 spaces/unit 3-Bedrooms at 1.0 spaces/unit	0.5 spaces per unit

	By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions and rezoning to the C9 Corporate Centre Zone Requirements
		Visitor at 0.15 spaces/unit	
b.	Maximum Driveway or Aisle Widths (Loading)	13.5 m (maximum)	No maximum width
c.	Minimum ground floor GFA devoted to commercial uses to provide individual external at-grade pedestrian access	60% minimum	30% minimum
d.	Minimum Rear Yard Setback	3 m	2 m
e.	Maximum Building Height (residential uses)	25-storeys	187 m (60-storeys (not including mechanical penthouse)
f.	Build-to-Zone (non- residential uses)	3-6 m	0-17 m
g.	Build-to-Zone (residential uses)	0-3 m	2-10 m
h.	Maximum Residential Density	67 m ² per unit	90 m ² per unit

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 the 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 Provincial Policy Statement (2020) ("PPS"), A Place to Grow – the Growth Plan for the Greater Golden Horseshoe (2019) ("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"> the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful; the objectives 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; 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; the vision of buildings in 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; the appropriateness of the proposed building heights (50 and 60-storeys) and density (FSI) of 10.4 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 neighbouring planned uses or the public realm,

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>including shadowing and microclimatic impact on Edgeley Pond and Park;</p> <ul style="list-style-type: none"> the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts; 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; Policy 8.7.11 respecting maximum building height; Policy 8.7.17 regarding the maximum podium height of generally 6-storeys in the “Station Precinct” will be considered in review of the proposed 8-storey podium massing; Policy 8.7.18 respecting the maximum tower floor plate size of 750 m²; Policy 4.3.1 respecting the street network in considering the proposed deletion of the east-west local street as shown on Schedule C; Policy 4.3.6 regarding parking spaces proposed beneath a new local street under a Stratified Title Agreement with the City; and Policy 5.6 respecting the lands within the Black Creek Renewal Area and Existing Floodplain as shown on Schedules F and J.

	MATTERS TO BE REVIEWED	COMMENT(S)
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 height and density. The Development must represent good planning and be consistent with the objectives of 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 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
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"> - 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; - 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> - 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 Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following: <ul style="list-style-type: none"> • The total distribution of housing types

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • 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 • The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement <p>The Owner has provided a housing summary within their Planning Justification Report, which is under review by the City. Should additional information be required, the Owner will be required to provide an updated housing statement to the satisfaction of the City, prior to consideration of a Technical Report by the Committee of the Whole.</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, the Black Creek Storm Water Optimization Study Master Plan Class Environmental Assessment (EA), Black Creek Renewal Project, the Edgeley Pond and Park detailed design 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”) which is tentatively scheduled for June 25, 2020
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, and the Toronto and Region Conservation Authority. 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 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"> - Functional Servicing Report - Noise Feasibility Study - Phase One and Two Environmental Site Assessments - Planning Justification Report - Pedestrian Level Wind Study - Shadow Study - Sustainability Metrics - Stormwater Management Report - Traffic Impact 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 5, should the Applications be approved. The following matters, but not limited to, will be considered to ensure: appropriate building and site design, massing, 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 permeable pavers, bio-swales, drought tolerant landscape, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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
o.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> The TRCA advises that the Subject Lands are located within a regulatory floodplain, and within a flood hazard area. A 10 m buffer to the regulatory floodplain and flood remediation works is required to any proposed building on the Subject Lands. A preliminary floodplain analysis has been submitted and must be approved to the satisfaction of the TRCA prior to consideration before the Committee of the Whole

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.

Conclusion

The preliminary issues identified in this report and 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. Proposed Site Plan & Rezoning
3. Proposed North and East Elevations
4. Proposed South and West Elevations
5. Coloured Rendering

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