

**To:** Christine Vigneault, Committee of Adjustment Secretary

**From:** Christina Bruce, Director of Vaughan Metropolitan Centre Program

**Date:** February 4, 2021

**Name of Owner:** RP B3N Holdings Inc. c/o Mark Karam

**Location:** 3301 Highway 7

**File No.(s):** A154/20

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**Proposed Variance(s):**

- 1) To permit the minimum Apartment Dwelling parking ratio of 0.25 parking spaces per dwelling unit.

**By-Law Requirement(s):**

- 1) A minimum parking space Apartment Dwelling parking ratio of 0.45 spaces per dwelling unit is required.

**Official Plan:**

Vaughan Official Plan 2010 ('VOP 2010'): "Station Precinct", by Volume 2: 11.12  
Vaughan Metropolitan Centre ('VMC') Secondary Plan.

**Comments:**

The Owner is requesting permission to reduce the minimum apartment dwelling parking ratio from 0.45 to 0.25 spaces per residential unit to facilitate a mixed-use development, consisting of 4 high-rise condominium buildings containing a total of 2,470 residential units with approximately 5800 m<sup>2</sup> of commercial retail space (the "proposed development").

On June 29, 2020, Vaughan Council approved Official Plan Amendment, Zoning By-law Amendment and Site Development Files OP.19.006, Z.19.017, and DA.18.075 to facilitate the proposed development, supported by three levels of underground parking containing 1,577 parking spaces. Since Council's approval, the Owner has advised that market demand for residential parking spaces has been lower than originally anticipated and the minimum parking rate at which was approved. Therefore, the applicant has revised the proposal to eliminate 1 level of underground garage (from 3 to 2 levels), resulting in a reduction of parking spaces for a newly proposed total of 619 spaces. The parking reduction will only apply to the residential component of the proposal, whereas commercial parking and residential visitor parking rates will remain as approved through File Z.19.017.

In support of the proposed variance, the Owner's Agent submitted the following documents:

- Updated Planning Rationale, prepared by IBI Group, dated January 20, 2021
- Updated Parking Rational Letter, prepared by BA Group, dated January 20, 2021
- Updated Parking Plans and Statistics, prepared by IBI Group, dated January 19, 2021

Planning staff has no objection to the requested variance, as the Transportation Engineering Department and VMC Program are of the opinion that the proposed rate is appropriate to serve the proposed development, particularly in a downtown setting. The proposed rate of 0.25 per unit is supported by the alternative forms of transportation within the VMC, including cycling, walking and transit. Specifically, staff have reviewed the justification provided in the support of the proposed variance and concurs with the findings. Some of the key factors in support of the reduction include but are not limited to the following:

- The Highway 7 VIVA Commerce Street BRT station is adjacent to the subject lands
- The TTC Subway is within a 5 to 7-minute walking distance

- There are 27 additional informal residential parking spaces that would accommodate compact vehicle spaces for above the 619 parking spaces rate of 0.25 per unit

Additionally, staff recognizes similar mixed-use developments including File Z.17.028, Transit City 3 (VMC Residencies III Limited Partnership), which was approved by Council with an established residential parking rate of 0.33 per residential unit.

The Development Planning Department and VMC Program have reviewed the application and is of the opinion that it is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development Planning Department / VMC Program recommends approval of the application, subject to the condition(s).

**Conditions of Approval:**

If the Committee finds merit in the application, the following condition of approval is recommended:

1. That Site Development Application File DA.18.075 be approved to the satisfaction of the Development Planning / VMC Program.

**Comments Prepared by:**

Roberto Simbana, Planner I  
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Margaret Holyday, Senior Planner