

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, February 02, 2021

**WARD:** 4

**TITLE: PENGUIN-CALLOWAY (VAUGHAN) INC.  
OFFICIAL PLAN AMENDMENT FILE OP.20.012  
ZONING BY-LAW AMENDMENT FILE Z.20.027  
175 MILLWAY AVENUE  
VICINITY OF MILLWAY AVENUE AND APPLE MILL ROAD**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.20.012 and Z.20.027 seeking to permit the following: a 64-storey residential tower with 798 residential units and a 21-storey office tower connected by a shared 6-storey podium integrated with residential, amenity and retail uses at-grade; a standalone 7-storey hotel with retail uses at-grade; a centralized private courtyard; and 3 levels of underground parking with accesses via Apple Mill Road and the future east-west local road.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment applications to permit a high-rise mixed-use development consisting of a 64-storey residential tower with 798 residential units and a 21-storey office tower on a shared 6-storey podium with residential, amenity, and retail uses at-grade, along with a standalone 7-storey hotel with at-grade retail uses, served by 3 levels of underground parking
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development, to facilitate the deletion of a north-south local street, to permit increased maximum building heights and densities, and increased tower floor plate sizes
- A Holding Symbol is proposed to be removed from the C10 Corporate District Zone to permit the development
- A Site Development application has also been submitted to facilitate the proposed development
- 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 Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.012 and Z.20.027 (Penguin-Calloway (Vaughan) 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') between Millway Avenue and Jane Street, north of Apple Mill Road, and are municipally known as 175 Millway Avenue, as shown on Attachment 1. The Subject Lands are currently developed with an existing temporary commercial parking lot which was revised from its original 2017 approval and reapproved by Vaughan Council in 2019 (Site Development File DA.19.036) to accommodate off-site parking for the mixed-use KPMG and YMCA/PwC office buildings on an interim basis and support transit riders who utilize the temporary commuter parking spaces. The surrounding uses are also shown on Attachment 1.

The proposed high-rise mixed-use development on the Subject Lands is comprised of residential, office, hotel and retail uses centered around a privately-owned courtyard,

with maximum building heights of 64-storeys (residential), 21-storeys (office), and 7-storeys (hotel) and representing a Floor Space Index ('FSI') of 7.6 times the area of the lot. The proposal consists of the following:

- One (1) residential tower, with a maximum building height of 64-storeys, one (1) 21-storey office tower, and one (1) 7-storey hotel
- A total of 798 residential units
- A shared 6-storey podium (residential and office building only) consisting of mixed uses (residential, retail, office)
- An overall building Gross Floor Area ('GFA') of 128,079.5 m<sup>2</sup>
- A combined at-grade retail GFA of 4,723 m<sup>2</sup> for all buildings
- A total office GFA of 48,543.7 m<sup>2</sup>
- A total residential GFA of 63,899.0 m<sup>2</sup>
- A total hotel GFA of 10,913.8 m<sup>2</sup>
- A density FSI of 7.6 times the area of the lot (following the application of Policy 8.1.1 to exclude 10,000 m<sup>2</sup> of office GFA from the calculation of density)
- Three (3) levels of underground parking with 917 parking spaces
- A total of 651 bicycle parking spaces
- A total indoor amenity area of 913.4 m<sup>2</sup> and outdoor amenity area of 1,169.3 m<sup>2</sup>
- Tower floorplate sizes ranging between 862.8 m<sup>2</sup> to 1,105.6 m<sup>2</sup>
- The proposed deletion of a north-south local street, which bisects the Subject Lands

***Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the Development. The proposed amendments are site-specific and include amendments to building and density permissions, tower floor plates and the deletion of a 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 a 64-storey residential tower and a 21-storey office tower on a shared 6-storey podium with integrated residential, amenity and retail uses at-grade, and a standalone 7-storey hotel with retail uses at-grade, for a total of 798 residential units. All uses are served by 3 levels of underground parking with accesses from Apple Mill Road and the future east-west local street (the 'Development'), with proposed lay-by parking spaces along Millway Avenue and the future east-west local street, as shown on Attachments 2 to 6. The following Applications and amendments are proposed:

1. Official Plan Amendment File OP.20.012 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 64-storeys for the residential tower
  - b) Policy 8.7.18 – to increase the maximum residential tower floor plate size from 750 m<sup>2</sup> to the following:
    - Floor 7: from 750 m<sup>2</sup> to 913.4 m<sup>2</sup>
    - Floors 8 to 13: from 750 m<sup>2</sup> to 902.4 m<sup>2</sup>
    - Floors 14 to 28: from 750 m<sup>2</sup> to 893.9 m<sup>2</sup>
    - Floors 29 to 43: from 750 m<sup>2</sup> to 862.8 m<sup>2</sup>
    - Floors 44 to 53: from 750 m<sup>2</sup> to 890.2 m<sup>2</sup>
    - Floors 54 to 59: from 750 m<sup>2</sup> to 931.9 m<sup>2</sup>
    - Floors 60 to 64: from 750 m<sup>2</sup> to 1,105.6 m<sup>2</sup>
  - c) Amend Schedules A through K to delete the north-south local street, which bisects the Subject Lands
  - d) Schedule I – to increase the maximum FSI from 5.0 and 6.0 to 7.6 times the area of the lot. A density FSI of 7.6 times the area of the lot (following the application of Policy 8.1.1 to exclude 10,000 m<sup>2</sup> of office GFA from the calculation of density) is proposed.
2. Zoning By-law Amendment Z.20.027 to amend By-law 1-88 to rezone the Subject Lands from the “C10 (H) Corporate District Zone” with the Holding Symbol “(H)” and subject to Exception 9(959) to the “C10 Corporate District Zone” by removing the Holding Symbol and to permit the mixed-uses (residential) in the manner shown on Attachment 2, along with 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***

- a) Date of Notice of Public Meeting was circulated: January 8, 2021.

The Notice of Public Meeting was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and the three Notice Signs were installed (on all frontages along Jane Street, Millway Avenue and Apple Mill Road) in accordance with the City’s Notice Signs Procedures.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, and expanded to residential towers that are currently occupied, including the Met and (Expo City/Nord Condo Towers 1 through 4), located in the vicinity of Jane Street and Highway 7.

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 (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, retail, office, and service commercial uses. The Development includes residential, office, hotel and retail uses, which conforms to the VMCSP. Retail, service commercial or public use frontages are required and provided along on Millway Avenue.

Policy 8.7.12 and Schedule I of the VMCSP permits a building height range between 6-storeys minimum to 35-storeys maximum, with a minimum FSI of 3.5 to a maximum FSI of 6.0 times the area of the lot for the westerly half of the Subject Lands (abutting Millway Avenue), and 5-storeys minimum to 30-storeys maximum, with a minimum FSI of 2.5 to a maximum FSI of 5.0 times the area of the lot for the easterly half of the Subject Lands (abutting Jane Street).

Policy 8.1.1 of the VMCSP, encourages office developments and permits an additional 5-storeys of maximum building height, and excludes 10,000 m<sup>2</sup> of GFA from the calculation of density, provided that a minimum of 10,000 m<sup>2</sup> of office GFA is provided on the lot. As 48,543.7 m<sup>2</sup> of office GFA is proposed, 10,000 m<sup>2</sup> of office GFA has been deducted from the overall density calculation resulting in a 7.6 FSI (8.3 FSI before 10,000 m<sup>2</sup> of GFA is deducted). An Official Plan Amendment is required to permit the maximum building height of 64-storeys for the residential tower, and to permit a maximum FSI of 7.6 times the area of the lot.

Schedule C, Street Network of the VMCSPP identifies a requirement of a 20-22 m, north-south local street. The Owner proposes the deletion of this north-south connection to be replaced by an outdoor privately-owned courtyard, in lieu of the north-south local street. An Official Plan Amendment is required for the proposed deletion of this local road.

Policy 8.7.18 permits a maximum residential tower floorplate of 750 m<sup>2</sup>; whereas the following residential tower floor plates are proposed:

- Floor 7: from 750 m<sup>2</sup> to 913.4 m<sup>2</sup>
- Floors 8 to 13: from 750 m<sup>2</sup> to 902.4 m<sup>2</sup>
- Floors 14 to 28: from 750 m<sup>2</sup> to 893.9 m<sup>2</sup>
- Floors 29 to 43: from 750 m<sup>2</sup> to 862.8 m<sup>2</sup>
- Floors 44 to 53: from 750 m<sup>2</sup> to 890.2 m<sup>2</sup>
- Floors 54 to 59: from 750 m<sup>2</sup> to 931.9 m<sup>2</sup>

An Official Plan Amendment is required for the proposed residential tower floorplate sizes.

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.

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

The Subject Lands are zoned “C10(H) Corporate District Zone” by By-law 1-88, which does not permit the proposed residential uses. The Owner proposes to amend By-law 1-88 by rezoning the Subject Lands to remove the Holding Symbol “(H)”, and amend the existing site-specific Exception 9(959) 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 6:

Table 1:

|    | By-law<br>1-88 Standards | C10 (H) Corporate District<br>Zone by By-law 1-88,<br>subject to Exception 9(959)                                                                                                                                        | Proposed Exceptions and<br>rezoning to the C10<br>Corporate District Zone<br>Requirements                                             |
|----|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| a. | Permitted Uses           | <ul style="list-style-type: none"> <li>- Office Building</li> <li>- LCBO Outlet</li> <li>- Brewers = Retail<br/>Outlet</li> <li>- Automotive Retail<br/>Store</li> <li>- Business and<br/>Professional Office</li> </ul> | Permit the following additional<br>uses: <ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Open Space</li> </ul> |

|  | By-law<br>1-88 Standards | C10 (H) Corporate District<br>Zone by By-law 1-88,<br>subject to Exception 9(959)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed Exceptions and<br>rezoning to the C10<br>Corporate District Zone<br>Requirements |
|--|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|  |                          | <ul style="list-style-type: none"> <li>- Hotel, Motel,<br/>Convention Centre</li> <li>- Banquet Hall,<br/>including an Eating<br/>Establishment<br/>provided that such<br/>Eating Establishment<br/>does not exceed 20%<br/>of the GFA of the<br/>banquet hall</li> <li>- Car Rental Service</li> <li>- Club or Health Centre</li> <li>- Bank or Financial<br/>Institution</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Retail Warehouse</li> <li>- Supermarket</li> <li>- Eating Establishment<br/>with or without<br/>Outdoor Patio</li> <li>- Eating Establishment,<br/>Convenience with or<br/>without Outdoor Patio</li> <li>- Eating Establishment,<br/>Convenience with<br/>Drive-Through</li> <li>- Eating Establishment,<br/>Take-out</li> <li>- Tavern</li> <li>- Service or Repair<br/>Shop</li> <li>- Photography Studio</li> <li>- Personal Service<br/>Shop</li> <li>- Employment Use</li> <li>- Print Shop</li> <li>- Place of<br/>Entertainment<br/>including a multi-<br/>screen cinema<br/>complex</li> <li>- Place of Amusement<br/>Technical School</li> <li>- Video Store</li> </ul> |                                                                                           |

|    | By-law<br>1-88 Standards           | C10 (H) Corporate District<br>Zone by By-law 1-88,<br>subject to Exception 9(959)                                                                                                                                                                                                                                                                                                                                          | Proposed Exceptions and<br>rezoning to the C10<br>Corporate District Zone<br>Requirements                                                                                                                                                                                                                                                                                                                                              |
|----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                    | <ul style="list-style-type: none"> <li>- Veterinary Clinic</li> <li>- Recreational Uses</li> <li>- Office and Stationary Supply, Sales, Service and Rental</li> </ul>                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| b. | Definition – Lot                   | <p>LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, c. P. 13. would not be required for its conveyance.</p> <p>For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.</p> | For the purposes of this By-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arranges, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88 |
| c. | Definition - Amenity               | No amenity requirement                                                                                                                                                                                                                                                                                                                                                                                                     | 1 m <sup>2</sup> per dwelling unit                                                                                                                                                                                                                                                                                                                                                                                                     |
| d. | Definition – Parking Space         | 2.7 x 6 m                                                                                                                                                                                                                                                                                                                                                                                                                  | 2.7 x 5.7 m                                                                                                                                                                                                                                                                                                                                                                                                                            |
| e. | Minimum Parking Space Requirements | <p>Residential:</p> <p>1 Bed/Bach: 515 @ 0.7/unit = 361</p> <p>2 Bed: 257 @0.9/unit = 232</p> <p>3 Bed: 26 @ 1.0 unit = 26</p> <p>Total: 618 spaces</p>                                                                                                                                                                                                                                                                    | <p>Residential: 798 units at 0.35 spaces/unit = 280 spaces</p> <p>Office: 48,543.7 m<sup>2</sup> @ 1.3 spaces per 100 m<sup>2</sup> GFA = 502 spaces</p> <p>Hotel: 179 units at 0.75 spaces/unit = 135 spaces</p>                                                                                                                                                                                                                      |



|    | By-law<br>1-88 Standards           | C10 (H) Corporate District<br>Zone by By-law 1-88,<br>subject to Exception 9(959)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Proposed Exceptions and<br>rezoning to the C10<br>Corporate District Zone<br>Requirements                                             |
|----|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|    |                                    | <p>Visitor Parking: 798 @<br/>0.15/unit = 120 spaces</p> <p>Office (Min): 48,543.7 m<sup>2</sup> @<br/>1.5 spaces per 100 m<sup>2</sup> GFA =<br/>729</p> <p>Office (Max): 48,543.7 m<sup>2</sup> @<br/>2.5 spaces per 100 m<sup>2</sup> GFA =<br/>1,214</p> <p>Retail (Min): 4,732 m<sup>2</sup> @ 2.5<br/>parking space per 100 m<sup>2</sup><br/>GFA = 119</p> <p>Retail (Max): 4,732 m<sup>2</sup> @ 4<br/>parking spaces per 100 m<sup>2</sup><br/>GFA = 189</p> <p>Hotel: 0.75 per 179 units =<br/>135</p> <p><b>Total Residential: 618<br/>parking spaces</b></p> <p><b>Total Hotel: 135 parking<br/>spaces</b></p> <p><b>Total Non-Residential Uses<br/>and Visitor: 903 parking<br/>spaces</b></p> <p><b>Total Required: 1,656</b></p> | <p>Retail: To permit no minimum<br/>parking requirements for retail<br/>uses.</p> <p>Overall Total Parking Spaces:<br/>917 spaces</p> |
| f. | Accessible Parking<br>Space Length | <p>Type A: 3.4 m x 6 m (1.5 m<br/>access aisle)</p> <p>Type B: 2.4 m x 6 m (1.5 m<br/>access aisle)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Type A: 3.4 m x 5.7 m (1.5<br/>access aisle)</p> <p>Type B: 2.4 x 5.7 m (1.5<br/>access aisle)</p>                                 |

|    | <b>By-law<br/>1-88 Standards</b>                                | <b>C10 (H) Corporate District<br/>Zone by By-law 1-88,<br/>subject to Exception 9(959)</b>                                                                                                                                                                                                                                                                                                     | <b>Proposed Exceptions and<br/>rezoning to the C10<br/>Corporate District Zone<br/>Requirements</b>          |
|----|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| g. | Minimum Bicycle<br>Parking Spaces                               | Residential: 80 Short Term<br>(0.10/unit), 399 Long Term<br>(0.5/unit)<br><br>Non-Residential: 24 Short<br>Term (0.15 per 100 m <sup>2</sup> ), 16<br>Long Term (0.1 per 100 m <sup>2</sup> )<br><br>Office: 49 Short Term (0.1 per<br>100 m <sup>2</sup> ), 64 Long Term (0.13<br>per 100 m <sup>2</sup> )<br><br>Total: 632 Bicycle Parking<br>Spaces (153 Long-Term, and<br>479 Short-Term) | Total: 651 Bicycle Parking<br>Spaces<br><br>(493 Long-Term and 158<br>Short-Term)                            |
| h. | Minimum Landscape<br>Area Requirements                          | 6 m (Jane Street)<br><br>3 m (Millway Avenue and<br>Apple Mill Road)                                                                                                                                                                                                                                                                                                                           | 0 m (All Streets)                                                                                            |
| i. | Maximum Driveway<br>Widths                                      | 7.5 m (Two-Way)<br><br>3.5 m (One-Way)                                                                                                                                                                                                                                                                                                                                                         | 12 m (East West Road)<br><br>14.2 m (East West Road)                                                         |
| j. | Minimum Parking<br>Area to Access or<br>Driveway                | 3.5 m (One-Way)                                                                                                                                                                                                                                                                                                                                                                                | 3.2 m (One-Way)                                                                                              |
| k. | Minimum Drive Aisle<br>Width                                    | 6 m (Parking Angles at 90<br>degrees – 60 degrees<br>inclusive)                                                                                                                                                                                                                                                                                                                                | 3.5 m (One-Way)                                                                                              |
| l. | Maximum Building<br>Height (residential and<br>non-residential) | 15 m                                                                                                                                                                                                                                                                                                                                                                                           | 206.1 m (64-storeys (not<br>including mechanical<br>penthouse)) Residential<br><br>97.1 m (21-storey) Office |

|    | <b>By-law<br/>1-88 Standards</b> | <b>C10 (H) Corporate District<br/>Zone by By-law 1-88,<br/>subject to Exception 9(959)</b> | <b>Proposed Exceptions and<br/>rezoning to the C10<br/>Corporate District Zone<br/>Requirements</b> |
|----|----------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|    |                                  |                                                                                            | 31.5 m (7-storeys) Hotel                                                                            |
| m. | Maximum Density (All-<br>uses)   | 0.6 FSI                                                                                    | 8.3 FSI                                                                                             |

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***

|    | <b>MATTERS TO BE<br/>REVIEWED</b>                                                                 | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | Conformity with Provincial Policies, York Region Official Plan and City of Vaughan Official Plans | 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"> <li>the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful;</li> <li>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</li> </ul> |

|  | MATTERS TO BE REVIEWED | COMMENT(S)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|  |                        | <p>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> <ul style="list-style-type: none"> <li>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;</li> <li>the appropriateness of the proposed massing, maximum building heights (64-storeys) and density (FSI) of 7.6 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 neighbouring planned uses or the public realm, including shadowing and microclimatic impact on uses within the immediate area;</li> <li>the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility and traffic impacts;</li> <li>Policy 8.1.1 respecting office developments in the "Station Precinct", and the exclusion of 10,000 m<sup>2</sup> of office GFA from the calculation of density, and additional building height (maximum 5-storeys), provided a minimum of 10,000 m<sup>2</sup> of office is provided on the same lot.</li> <li>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</li> </ul> |

|    | MATTERS TO BE REVIEWED                                     | COMMENT(S)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                            | <p>and building height, microclimate impact and built form articulation;</p> <ul style="list-style-type: none"> <li>• Policy 8.7.12 respecting maximum building height;</li> <li>• Policy 8.7.18 respecting the maximum tower floor plate size of 750 m<sup>2</sup>;</li> <li>• Policy 4.3.1 respecting the street network in considering the proposed deletion of the north-south local street as shown on Schedule C;</li> <li>• On July 10, 2020, a Pre-Application Consultation (PAC.20.042) was held with the Owner and City staff to review the submission requirements for a mixed-use development comprising of a 60-storey residential tower, with 15-storey office building and hotel, and proposed for the deletion of the north-south road in the VMCSPP. At the PAC meeting, staff shared guiding principles required to consider a road deletion, including providing a mid-block connection through this development block to the future local east-west road (22 m wide). Other principles discussed included provisions for passenger pick-up and drop off ('PPUDO') and on street parking; full movements at Apple Mill Road, privately-owned public spaces ('POPS') and strong pedestrian connections with public access easements, accommodations for servicing and loading (not onto local streets), and ensuring that any proposed office uses are integrated.</li> </ul> |
| c. | Section 37 of the <i>Planning Act</i> Bonusing and Density | <ul style="list-style-type: none"> <li>• Pursuant to Section 37 of the <i>Planning Act</i>, the policies of VOP 2010 and the VMCSPP, 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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|  | <b>MATTERS TO BE REVIEWED</b> | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|  |                               | <p>request for additional height and density, will be reviewed in consideration of the following criteria:</p> <ul style="list-style-type: none"> <li>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 VMCSPP. 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;</li> <li>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 VMCSPP, 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</li> <li>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.</li> </ul> |

|    | <b>MATTERS TO BE REVIEWED</b> | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| d. | Affordable Housing            | <ul style="list-style-type: none"> <li>• 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"> <li>- 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;</li> <li>- 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"> <li>• 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</li> <li>• Requiring a minimum of 35% of new residential units in key development areas to be affordable housing units.</li> </ul> </li> </ul> <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> <li>- 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"> <li>• The total distribution of housing types</li> </ul> </li> </li></ul> |

|    | <b>MATTERS TO BE REVIEWED</b>   | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                 | <ul style="list-style-type: none"> <li>• Tenure types and distribution</li> <li>• The range of unit sizes, both in terms of floor area and number of bedrooms</li> <li>• Special residential components, such as social or senior housing</li> <li>• The proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement</li> </ul> <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"> <li>• 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.</li> </ul>                                                                                                                                                                                                 |
| f. | Vaughan Design Review Panel     | <ul style="list-style-type: none"> <li>• The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”). The Applications were presented to the DRP on July 30, 2020. A second DRP to review the detailed design will be required, at minimum, for these Applications.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                 |
| g. | NavCanada and Bombardier Review | <ul style="list-style-type: none"> <li>• 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 prior to consideration before a future Committee of the Whole.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                          |



|    | <b>MATTERS TO BE REVIEWED</b> | <b>COMMENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| h. | External Agencies             | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| i. | Studies and Reports           | <ul style="list-style-type: none"> <li>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"> <li>- Arborist Letter</li> <li>- Functional Servicing Report</li> <li>- Geotechnical Engineering Report</li> <li>- Hydrogeological Report</li> <li>- Phase One and Two Environmental Site Assessments</li> <li>- Planning Justification Report</li> <li>- Roadway Traffic Noise Assessment</li> <li>- Sustainability Metrics</li> <li>- Traffic Impact Study</li> <li>- Urban Design Brief</li> <li>- Qualitative Pedestrian Level Wind Assessment</li> </ul> </li> <li>These reports and studies are available on the City's website at <a href="http://maps.v Vaughan.ca/planit/">http://maps.v Vaughan.ca/planit/</a> (PLANitViewer)</li> <li>Additional studies and/or reports may be required as part of the Application review process</li> </ul> |
| j. | Servicing                     | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|    | MATTERS TO BE REVIEWED                          | COMMENT(S)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| k. | Site Development Application DA.20.047          | <ul style="list-style-type: none"> <li>Site Development Application File DA.20.047 has been filed with the City to facilitate 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; 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</li> <li>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</li> <li>In accordance with the City of Vaughan sustainability metrics program, the Development must achieve a minimum silver threshold application score</li> </ul> |
| l. | Future Draft Plan of Condominium Application(s) | <ul style="list-style-type: none"> <li>A future Draft Plan of Condominium Application(s) will be required, if the Applications are approved to establish the ownership tenure of the Development</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| m. | Development Charges                             | <ul style="list-style-type: none"> <li>The Owner will be required to pay the applicable Development Charges (DCs) and is subject to the Area-Specific Development Charges</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| n. | Cash-in-Lieu of Parkland                        | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## **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.

The Owner has requested an exemption from Regional approval of Official Plan Amendment File OP.20.012 in accordance with the YROP. York Region has not advised on the status of the request for exemption. 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 Meeting 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 and Rezoning
3. Proposed Landscape Plan
4. Proposed South and East Building Elevations
5. Proposed North and West Building Elevations
6. Perspective Rendering

## **Prepared by**

Natalie Wong, Senior Planner, VMC Ext 8866

Amy Roots, VMC Senior Manager, Ext 8035

Christina Bruce, Director, VMC Program, Ext 8231

**Approved by**

A handwritten signature in black ink, appearing to read "Mauro Peverini". The signature is fluid and cursive, with the first name "Mauro" being more prominent than the last name "Peverini".

Mauro Peverini, Acting Chief  
Planning Official

**Reviewed by**

A handwritten signature in black ink, appearing to read "Jim Harnum". The signature is fluid and cursive, with the first name "Jim" being more prominent than the last name "Harnum".

Jim Harnum, City Manager