

CITY OF VAUGHAN
EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 22, 2021

Item 11, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 22, 2021, as follows:

By approving the following in accordance with Communication C41 memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2021:

1. ***That Recommendation 1 in the report of the Deputy City Manager, Planning and Growth Management dated June 8, 2021, Item No. 11 of Report No. 32, be deleted and replaced with the following:***
 1. ***That the City Clerk be authorized to execute any necessary documents to provide agency status to the abutting landowner, RP B3S HOLDINGS INC. ("Quadreal"), in respect of a portion of Commerce Street being Parts 12 and 13 on Attachment 3, subject to minor adjustments if required and to the satisfaction of the Deputy City Manager of Planning, Growth and Management, for the purposes of submitting Planning Act applications in respect of its abutting development and to advance the planned street network in accordance with the approved VMC SP.***

11. AUTHORIZATION FOR AGENCY STATUS – CITY-OWNED LANDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 8, 2021:

Recommendation

1. That the City Clerk be authorized to execute any necessary documents to provide agency status to the abutting landowner, 2748355 Canada Inc. ("Quadreal"), in respect of a portion of Commerce Street being Parts 12 and 13 on Attachment 3, subject to minor adjustments if required and to the satisfaction of the Deputy City Manager of Planning, Growth and Management, for the purposes of submitting Planning Act applications in respect of its abutting development and to advance the planned street network in accordance with the approved VMCSPP.

Committee of the Whole (2) Report

DATE: Tuesday, June 8, 2021

WARD: 4

TITLE: AUTHORIZATION FOR AGENCY STATUS – CITY-OWNED LANDS

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek authorization for the City Clerk to execute the necessary documents to provide agency status in respect of a portion of Commerce Street, a City-owned right-of-way (ROW) outlined on Attachment 3, to the abutting landowner 2748355 Canada Inc. (“Quadreal”), for the purposes of submitting Planning Act applications for the development of certain abutting lands and the planned street network in accordance with the approved Vaughan Metropolitan Centre Secondary Plan (VMCSP), as shown on Attachment 2.

Report Highlights

- Commerce Street is a City-owned right-of-way that is planned to be realigned and extended as set out in the approved VMCSP.
- To achieve Council’s vision for the downtown, the City Clerk requires authorization to execute the necessary documents to provide agency status to the abutting landowner, Quadreal, in respect of a portion of Commerce Street to facilitate Quadreal’s Planning Act applications for its abutting development and to advance the planned street network.

Recommendation

1. That the City Clerk be authorized to execute any necessary documents to provide agency status to the abutting landowner, 2748355 Canada Inc. (“Quadreal”), in respect of a portion of Commerce Street being Parts 12 and 13 on Attachment 3, subject to minor adjustments if required and to the satisfaction of the Deputy City Manager of Planning, Growth and Management, for the

purposes of submitting Planning Act applications in respect of its abutting development and to advance the planned street network in accordance with the approved VMCSPP.

Background

Commerce Street is a City-owned ROW located in the Vaughan Metropolitan Centre (VMC) south of Highway 7, between Highway 400 and Interchange Way.

Attachment 1 identifies the current public street network of the VMC. Attachment 2 identifies the public street network planned for the City's downtown pursuant to the VMCSPP. Based on the VMCSPP objective to create a fine-grain grid network of streets, the existing Commerce Street must be realigned and extended south to create a north-south minor collector road connecting to Exchange Avenue and traversing east to extend the minor collector road to Creditstone Road.

Agency Status

QuadReal, a majority landowner in the southwest quadrant of the VMC, is planning to submit formal Planning Act applications in Q2 2021 to redevelop the lands around Commerce Street. To facilitate QuadReal's development and the associated realignment and extension of Commerce Street as identified in the VMCSPP, the City Clerk requires authorization to execute the necessary documents to provide agency status to QuadReal in respect of a portion of Commerce Street to facilitate QuadReal's future Planning Act applications for its abutting lands. Such authorization of agency status will allow QuadReal to submit Planning Act applications on behalf of the City for a portion of Commerce Street described as Parts 12 and 13 on the proposed draft Reference Plan shown on Attachment 3.

The eventual realignment and extension of Commerce Street will be facilitated through the Planning Act application process, at no cost of the City, and any required land conveyances to facilitate the realignment and extension shall be the subject matter of a future Council report for Council consideration. Upon the City's conveyance of Parts 12 and 13 on the proposed draft Reference Plan, agency status to QuadReal shall terminate.

Previous Reports/Authority

N/A

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

N/A

Conclusion

The authorization to allow the City Clerk to execute the necessary documents to provide agency status to Quadreal for City-owned lands (a portion Commerce Street) will facilitate development and advance the planned street network in the City's downtown in accordance with Council's vision for the VMC.

For more information, please contact Jessica Kwan, VMC Senior Planner, ext. 8814.

Attachments

1. Existing Street Network
2. Planned Street Network – Schedule C of VMCSPP
3. Proposed Draft Reference Plan

Prepared by

Jessica Kwan, Senior Planner, VMC, ext. 8814

Amy Roots, Acting Director, VMC, ext. 8035

Approved by

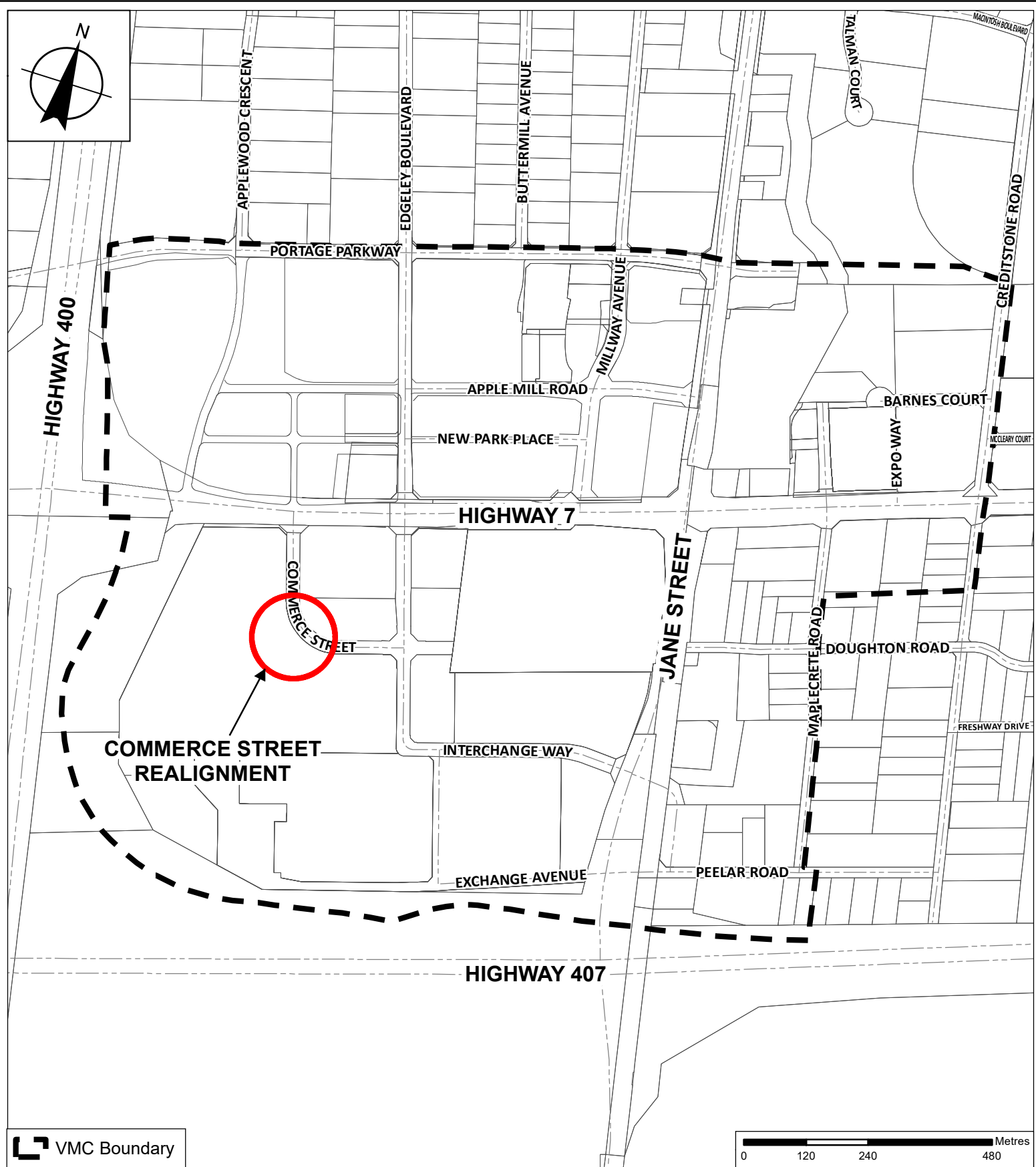


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager



Existing Street Network

LOCATION:
Part of Lot 5, Concession 5
















Attachment

DATE:
June 8, 2021

1

SCHEDULE C > STREET NETWORK

LEGEND

- | | | | |
|---|--|---|--|
|  | arterials (width to be consistent with region of york official plan) |  | mews (15-17 m) or local streets (see Policy 4.3.16) |
|  | minor arterial (33 m) |  | colossus drive overpass corridor protection area (see policy 4.3.10) |
|  | major collectors (28-33 m) |  | major parks and open spaces |
|  | special collector (33 m) |  | see policy 4.3.2 |
|  | minor collectors (23-26 m) |  | see policy 4.3.17 |
|  | local streets (20-22 m) |  | see policy 6.3.2 |
| | |  | see policy 4.3.20 |



Planned Street Network

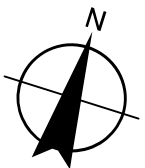
LOCATION:
Part of Lot 5, Concession 5



Attachment

DATE:
June 8, 2021

2



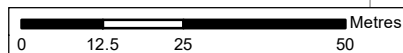
COMMERCE STREET

INTERCHANGE WAY

COMMERCE STREET



City-Owned Lands requiring
authorization for agency status



Proposed Draft Reference Plan

LOCATION:
Part of Lot 5, Concession 5



Attachment

DATE:
June 8, 2021

3