

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 13, 2021

WARD(S): 4

**TITLE: MEGA VISTA REAL ESTATE DEVELOPMENT INC.
OFFICIAL PLAN AMENDMENT FILE OP.21.008
ZONING BY-LAW AMENDMENT FILE Z.21.011
DRAFT PLAN OF SUBDIVISION FILE 19T-21V003
185 DOUGHTON ROAD & 108-112 MAPLECRETE ROAD
VICINITY OF DOUGHTON ROAD AND MAPLECRETE ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law and for approval of a Draft Plan of Subdivision to permit a development block containing 2 residential towers as shown on Attachments 2-7. Details of the proposals are as follows:

- 40 and 43-storey residential towers (Towers A and B respectively) sharing a 4 to 6-storey podium integrated with residential, amenity and at-grade commercial uses
- A total of 789 units
- A Floor Space Index ('FSI') of 8.2 times the area of the site
- An overall Gross Floor Area ('GFA') of 80,069 m², including:
 - Residential GFA: 77,153 m²
 - Commercial GFA: 2,916 m²
- A total of 479 parking spaces, with 8 located on the surface of the site and 471 located within 2 levels of underground parking
- Access to an underground parking ramp and pick-up and drop off courtyard is proposed via a 6m internal driveway that will be connected to Doughton Road to the north and the new east-west local road to the south
- A 520 m² courtyard
- A 10-metre wide street block to be dedicated towards the planned east-west public local road

Report Highlights

- The Owner proposes a development comprised of 40 and 43-storey residential buildings containing a total of 789 residential units and at-grade commercial uses on lands designated “Neighbourhood Precinct”
- Amendments to the Vaughan Metropolitan Centre Secondary Plan and Zoning By-law 1-88 and a Draft Plan of Subdivision approval are required to permit the proposed development
- A Site Development Application has not been submitted to-date but will be required to facilitate the proposed development
- This report identifies preliminary issues to be considered in a technical report to be prepared by the VMC Program Division of the Policy Planning & Special Programs Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.21.008, Z.21.011 and 19T-21V003 (Mega Vista Real Estate Development Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program Division of the Policy Planning & Special Programs Department in a comprehensive report to the Committee of the Whole.

Background

Location: 185 Doughton Road & 108-112 Maplecrete Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 3, 2020

Date applications were deemed complete: July 2, 2021

Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (‘Applications’) for the Subject Lands to permit the proposed development (the ‘Development’) as shown on Attachments 2 to 7:

1. Official Plan Amendment File OP.21.008 to amend the Vaughan Official Plan 2010 (VOP 2010) and Volume 2 of VOP 2010, specifically, the Vaughan Metropolitan Centre Secondary Plan (the ‘VMCSP’) as follows:
 - a) increase the maximum building height from 25-storeys to 40-storeys and 43-storeys and increase the maximum permitted FSI from 4.5 to 8.2
 - b) increase the permitted tower floor plate size from 750 m² to:
 - i. Building A – 875 m² from levels 7-43
 - ii. Building B – 875 m² from levels 7-40

2. Zoning By-law Amendment File Z.21.011 to rezone the Subject Lands from “EM1 – Prestige Employment Area Zone” as shown on Attachment 2 to “C9 Corporate Centre Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in the Table 1 of this Report.
3. Draft Plan of Subdivision File 19T-21V003, as shown on Attachment 2, to facilitate a development block, a roadblock for lands dedicated towards a future local road and road widenings as follows:

Blocks	Land Use	Area (ha)
1	Mixed-use (residential and commercial) with private driveway	0.837
2	New east-west public road	0.054
3	Road widenings	0.079
Total		0.97

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

- a) Date the Notice of Public Meeting was circulated: August 20, 2021

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along the Maplecrete Road and Doughton Road frontages in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: To all property owners within 150 m of the Subject Lands and expanded to include residents and landowners within the expanded polling area as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of August 31, 2021 by the VMC Program Division of the Policy Planning & Special Programs Department.

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 and be reviewed and addressed by the VMC Program Division of the Policy Planning & Special Programs Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

Not applicable

Analysis and Options

Amendments to Volume 2 of VOP 2010, the VMCSF are required to permit the Development

Official Plan Designation (VMCSF):

- “Neighbourhood Precinct” as shown on Schedule F – Land Use Precinct
- The “Neighbourhood Precinct” designation permits primarily residential uses and supporting uses including schools, parks, community centres and daycare facilities and retail and service commercial uses. This designation permits a mix of high-rise, mid-rise, low-rise buildings where a mix of apartment and townhouse buildings is encouraged
- Office uses are permitted as per policy 8.4.3 & 8.5.3
- Schedule C – Street Network identifies a new 20-22 m east-west public local road on the Subject lands, and ultimate right-of-way (ROW) widths of 23-26m for both Doughton Road and Maplecrete Road
- Schedule H – Areas for Retail, Service Commercial or Public Uses identifies that retail, service commercial or public use frontage uses are recommended along the entire portion of the Subject lands fronting on Doughton Road and the northeast corner of Doughton Road and Maplecrete Road
- A small portion of the Subject Lands are also located within the TRCA’s Regional Storm floodplain as identified on Schedules D – Major Parks and Open Space, F and J – Floodplain and Environmental Open Spaces of the VMCSF and are subject to policies 5.6.4 – 5.6.10 of the VMCSF
- In accordance with Policy 5.6.6, the underlying land-use designations of “Neighbourhood 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. and 5.6.8 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 “Neighbourhood Precinct” land-use designation will only come into force upon these conditions being satisfied. Policy 5.6.7 of the VMCSF 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.
- A maximum tower floor plate size of approximately 750 m² is permitted by Policy 8.7.18 of the VMCSF
- An amendment to Volume 2, VOP 2010, the VMCSF is required to permit maximum building heights of 40 and 43-storeys, at an FSI of 8.2 times the area of the site and to permit a maximum tower floor plate of 875 m²

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

Zoning:

- The Subject Lands are zoned “EM1 Prestige Employment Area”, subject to Zoning By-law 1-88, as amended
- This Zone does not permit residential uses
- The Owner proposes to rezone the Subject Lands to “C9 Corporate Centre Zone” together with site-specific zoning exceptions to permit the Development as identified on Table 1 and as shown on Attachment 3

- Additional 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

Table 1:

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9 Corporate Centre Zone
a.	Minimum Parking Space Size	2.7 X 6 m	2.7 m x 5.6 m
b.	Minimum Barrier-Free Parking Space Size	Type A: 3.4 X 6 m Type B: 2.4 X 6 m	Type A: 3.4 X 5.6 m Type B: 2.4 X 5.6 m
c.	Minimum Parking Requirements	<u>Residential Minimum Parking Standards (Apartment Dwelling)</u> Bachelor/One-bedroom: 0.7 space/unit x 589 = 413 Two-bedroom: 0.9 space/unit x 126 = 114 Three-bedroom: 1 space/unit x 74 units = 74 spaces Visitor: 0.15 space/unit * 789 = 119 spaces <u>Non-Residential</u> 2.0 spaces per 100 m ² x 2,916 m ² = 59 spaces Total Parking Required = 779 spaces	<u>Residential Minimum Parking Standards for Block 1</u> Total parking supply of 479 split as follows: Apartment Dwelling: 345 spaces Shared Residential Visitor and Commercial Parking: 134 parking spaces
d.	Bicycle Parking Space Requirement	<u>Residential</u> 79 Short-Term, 395 Long-Term	272 Long-Term Parking Spaces and 6 Short-Term

	Zoning By-law 1-88 Standards	C9 Corporate Centre Zone Requirements	Proposed Exceptions to the C9 Corporate Centre Zone
		<u>Non-Residential</u> 6 Short-Term, 3 Long-Term	for both Residential and Non-Residential Uses
e.	Minimum Building Setback (Underground)	1.8 m (Maplecrete Road and Doughton Road)	0 m (Maplecrete Road and Doughton Road)
f.	Minimum Exterior Side Setback (Maplecrete Road)	3 m	2 m
g.	Minimum Percentage of Length of Street Line for Non-residential Uses Within Build-To-Zone (Doughton Road)	i) 80% (Doughton Road) ii) 50% (new-east west road)	i) 0% ii) 0%
h.	Minimum Percentage of Length of Street Line for Residential Uses within Build-To-Zone (New east-west Road)	i) 80% (Doughton Road) ii) 50% (new-east west road)	i) 76.8% ii) 0%
i.	Minimum Landscape Strip Width	3 m (Maplecrete Road)	0 m
j.	Maximum Residential Density	67m ² /unit	FSI of 8.2 times the area of the site

Following a preliminary review of the Applications, the VMC Program Division of the Policy Planning & Special Programs Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP'), VOP 2010 and VMCSPP

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plan Policies	
b.	Appropriateness of Amendments to VMCSP and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VMCSP will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> ○ the objective of achieving the vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful; ○ the appropriateness of the proposed built form, maximum building height and density in consideration of the Subject Lands land use designation (Neighbourhood Precinct), the character envisioned for this area and the surrounding future context, microclimatic impact and supporting hard and soft services; ○ the objective of establishing a downtown containing a mix of uses; ○ policies 5.6.4 – 5.6.10 with respect the Black Creek Renewal Area and Existing Floodplain impacts, and restrictions related to the development of the Subject Lands; ○ coordination with adjacent properties regarding the width of the proposed east-west street; ○ servicing requirements; ○ built form considerations including: scale and massing, transition, buildings setbacks, tower step backs building façades, quality of building materials, attractive streetscapes, private amenity areas, podium height, parking, loading, and servicing and access locations ▪ The appropriateness of rezoning the Subject Lands to the C9 Corporate Centre Zone relative to the maximum permitted uses, building heights and densities by the VMCSP, and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments, widths and connections, servicing, and grading, environmental, noise, and other municipal, regional, and public agency and utility requirements

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
f.	Access	<ul style="list-style-type: none"> ▪ Access to the Subject Lands is proposed via a 6m internal private driveway that will be connected to Doughton Road to the north and the new east-west local road to the south. The new east-west local road will be designed and constructed in an interim condition until lands to the south are developed to dedicate the remaining half of the road at the ultimate right-of-way (ROW) width ▪ The appropriateness of the proposed lands (10 m wide) dedicated towards the new east-west local road. The ultimate is proposed to be at 20 m, whereas the City requires a 20 – 22 m wide ROW. Staff will determine whether a 20 m ROW is adequate and appropriate at this location
g.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Application(s) prior to proceeding to the Committee of the Whole
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, external public agencies and utilities, and the Public, Separate, and French School Boards
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Silver performance score of 48

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
k.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City’s bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits ▪ As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act, 2020</i>; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act, 2020</i> propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge (‘CBC’), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land ▪ Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City’s existing Section 37 policies and guidelines) ▪ The request for additional height and density will be reviewed in consideration of the following criteria: appropriateness of the proposed increased heights and density in Sections 10.1.2.9 of VOP 2010 and 8.1.23 of the VMCSPP; the provision of community benefits in the form of facilities or services which bear reasonable planning relationship to the proposed increase in building height and density, to the satisfaction of the City; the inclusion of the identified community benefits in the implementing site-specific Zoning By-law, to the satisfaction of Vaughan Council and subject to an executed Section 37 Agreement to be registered on-title, should the Applications be approved

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ The Subject Lands are designated “Neighbourhood Precinct” which is intended to provide lower building heights and densities to contribute to a complete community in the VMC. The Applications will be reviewed in consideration of Council’s vision for the VMC and planned Neighbourhood areas and assess the potential risks of detrimental city building outcomes and undesirable precedents, including creation of a dormitory community, vertical sprawl, and loss of livability
l.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the Development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals <p>Policy 8.1.3 of the VMCSPP identifies that all affordable housing shall comprise of a range of compact housing forms and tenures and include intrinsically affordable units for low and moderate-income households</p>
m.	Parks and Publicly Accessible Open Space (POPS)	<ul style="list-style-type: none"> ▪ In order to define and forecast the potential impacts of current residential growth trends in the VMC, since June of 2020, all development applications are required to submit a Parks and Open Space Brief (‘P&OS Brief’) as part of a complete application to ensure that the VMC is equipped with basic community service needs. The Development will be reviewed in consideration of the submitted P&OS Brief which will determine whether provision of additional parks or facilities are required to serve existing and future residents as a result of this Development
n.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City-Wide Public Art Program, the VMC Culture and Public Art Framework, the VMC Urban Design Guidelines, supplemented by the City-Wide Urban Design Guidelines, and the VMC Streetscape and Open Space Plan
o.	Tree Protection Protocol	<ul style="list-style-type: none"> ▪ There are existing trees located within and around the Subject Lands. The Owner has submitted an Arborist Report and Tree Protection and Preservation Plan which is subject to review by the City. The Development will be reviewed in accordance with the City’s Tree Protection Protocol for the

	MATTERS TO BE REVIEWED	COMMENT(S)
		protection and the replacement of any tree(s) should they be damaged during construction
p.	Site Development	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a Site Development application to facilitate the proposal. A Site Development application has not been submitted to-date
q.	Development Charges	The Owner will be required to pay the applicable Development Charges (DCs) in accordance with the Development Charges By-laws of the City of Vaughan and is subject to the Area-Specific Development Charges ('ASDC')

Financial Impact

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

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 exemption of the Regional Approval for Official Plan Amendment File OP.21.008. At the time of the preparation of this report, York Region has not advised of the status of the request for exemption. Any Regional issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Jessica Kwan, Senior Planner, VMC Division – Policy Planning & Special Programs, ext. 8814.

Attachments

1. Context and Location Map
2. Revised Draft Plan of Subdivision File 19T-21V003
3. Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. North and East Building Elevations
6. South and West Building Elevations
7. Perspectives

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