

Committee of the Whole (Public Meeting) Report

DATE: Monday, September 13, 2021

WARD(S): 4

TITLE: 785343 ONTARIO LTD. & I & M PANDOLFO HOLDINGS INC.
(OMEGA)
OFFICIAL PLAN AMENDMENT FILE OP.21.009
ZONING BY-LAW AMENDMENT FILE Z.21.012
7551 & 7601 JANE STREET
VICINITY OF JANE STREET AND DOUGHTON 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 to permit a phased masterplan proposing residential and commercial uses within six (6) buildings with nine (9) towers ranging in height from 30 to 58-storeys, as shown on Attachments 2 to 5. Details of the proposal are as follows:

- Building 1: 58-storeys (Tower A) and 52-storeys (Tower B)
- Building 2: 50-storeys (Tower C)
- Building 3: 45-storeys (Tower D)
- Building 4: 32-storeys (Tower E)
- Building 5: 45-storeys (Tower E) and 30-storeys (Tower F)
- Building 6: 52-storeys (Tower H) and 56-storeys (Tower I)
- A total of 4,563 units
- A Floor Space Index ('FSI') of 10.6 times the area of the site
- An overall Gross Floor Area ('GFA') of 366,701.7 m², including:
 - Residential GFA: 364,330.6 m²
 - Commercial GFA: 2,371.1 m²
- 2,760 parking spaces are proposed to be located in a combination of surface, underground and structured/podium parking
- New roads consisting of:

- a 20 m north-south private road
- conveyance of 10.5 m of land towards a future east-west public local road
- 0.35 ha public square
- 0.06 ha privately owned public space (POPS)
- Accesses along Doughton Road, Maplecrete Road, the proposed north-south private road, and the new east-west local road

Report Highlights

- The Owner proposes to construct a phased masterplan consisting of six (6) buildings with nine (9) towers ranging in height from 30 to 58-storeys, a total of 4,563 residential units, at-grade commercial uses, new private and public streets, a 0.35 ha public square and a 0.06 ha POPS on lands designated “Neighbourhood Precinct”
- Amendments to the Vaughan Metropolitan Centre Secondary Plan (the ‘VMCSP’) and Zoning By-law 1-88 are required to permit the proposed development
- Redevelopment of the Subject Lands are subject to the terms and principles of the 2016 executed Minutes of Settlement
- A Draft Plan of Subdivision has not been submitted to-date and will be required to create the development blocks, public park (public square), and streets and to facilitate phasing of the proposed masterplan
- Site Development Applications will be required to facilitate each development phase
- 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 Projects Department 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.21.009, Z.21.012 (785343 Ontario Ltd. & I&M Pandolfo Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by the VMC Program Division of the Policy Planning & Special Projects Department in a comprehensive report to the Committee of the Whole.

Background

Location: 7551 & 7601 Jane Street (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: July 24, 2019

Date application(s) was/were deemed complete: May 20, 2021

Official Plan Amendment File OP.04.001

In January 2004, the Owner of the Subject Lands submitted an application (File OP.04.001) to amend the Official Plan to permit a mixed-use development consisting of 3,300 residential units, together with commercial, office, hotel and performing art uses, parking structures, and retaining the existing banquet hall and conference centre. This proposal consisted of 5 buildings, at a maximum building height of 20-storeys and maximum FSI of 3.1 times the area of the site. A Statutory Public Meeting was held at the February 16, 2004 Committee of the Whole (Public Meeting) for this application where Council received staff's recommendation of the Public Meeting report. However, this application did not advance further, and no subsequent decision was made in respect of this application.

Ontario Municipal Board Appeal and Minutes of Settlement

On September 7, 2010, the City adopted the City of Vaughan Official Plan 2010 ('VOP 2010'), which included the Vaughan Metropolitan Centre Secondary Plan ('VMCSP'), with subsequent modifications endorsed by Vaughan Council in 2011 and 2012. Due to the Region's non-decision on the adoption of VOP 2010 and the VMCSP, on November 6, 2012, the Owner filed an appeal to the then Ontario Municipal Board ('OMB') was in respect of the Subject lands and related File OP.04.001.

Between November 2013 and October 2015, the Owner, City and public agencies (collectively the 'parties') participated in a confidential multi-party mediation related to the VMCSP with the then OMB. The parties reached an agreement regarding modifications to the VOP 2010 and the VMCSP to settle issues raised by the Owner in their appeal, subject to the terms of the confidential Minutes of Settlement that were executed on November 8, 2016. In this regard, the proposed development must adhere to the terms and principles of the executed Minutes of Settlement.

Official Plan and Zoning By-law Amendments 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 5:

1. Official Plan Amendment File OP.21.009 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:
 - i. increase the maximum building heights from 25 and 30-storeys to maximum building heights ranging from 30 to 58-storeys and increase the maximum permitted FSI from 4.5 and 5.0 to 10.6 times the area of the Subject Lands
 - ii. delete the north-south public road from Schedule C – Street Network of the VMCSP and change the tenure of the road from a public to a private road with a public access easement

2. Zoning By-law Amendment File Z.21.012 to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” and “OS1 – Open Space Conservation Zone”, as shown on Attachment 1, to “C10 Corporate District Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.

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, Jane Street, Doughton Road and Peelar 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 Projects 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 Projects Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is to a previous report regarding the Subject Lands:
[February 16, 2004, Committee of the Whole Public Meeting \(Item 1\)](#)

Analysis and Options

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

Official Plan Designation (VMCSPP):

- “Neighbourhood Precinct” and “Major Parks and Open Spaces” as per 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

- The Subject Lands are subject to site specific policies 9.3.1 – 9.3.3 “Area A” pursuant to Schedule K – Site Specific Policy Area of the VMCSPP which stipulate the following:
 - a hotel use is permitted provided that it is integrated into a mixed-use building located west of the north-south local road, fronting the Black Creek Renewal Area
 - that the existing banquet hall may be expanded to a maximum of 50% of the existing at-grade footprint, subject to certain conditions
 - up to 10,000 m² office space is permitted which would not be used to calculate density for the overall development
- Schedule C – Street Network identifies the following new roads on the Subject Lands:
 - a 20-22 m north-south public local road traversing from Doughton Road to the future Interchange Way
 - a 20-22 m east-west public local road traversing from the new north-south public local road to Maplecrete Road
- Schedule D – Major Parks and Open Spaces of the VMCSPP identifies Environmental Open Space, the Black Creek Greenway, and a public square to be located on the Subject Lands
- Schedule F - Land Use Precincts identifies that office uses are permitted per policy 8.4.3 and 8.5.3 on the easterly frontage of the Subjects Lands
- 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 westerly portion of the Subject lands fronting onto the Black Creek Channel and along Doughton Road
- Schedule J – Floodplain and Environmental Open Spaces of the VMCSPP identifies that the Subject lands are a part of the Black Creek Remediation Area and are subject to policies 5.6.4 – 5.6.10 of the VMCSPP.
- 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 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 VMCSPP indicates that prior to the conditions of Policy 5.6.6 being satisfied, only existing uses as of the date of approval of this Plan will be permitted, along with any remedial works of the Black Creek.
- An amendment to Volume 2, VOP 2010, the VMCSPP is required to permit the following, but not limited to: maximum building heights ranging from 30 to 58-storays, a maximum FSI of 10.6 times the area of the site and to change the tenure of the north-south road at the southerly portion of the Subject Lands from public to private with a public access easement

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

Zoning:

- The Subject Lands are zoned “EM1 Prestige Employment Area” and “OS1 – Open Space Conservation Zone”, subject to Zoning By-law 1-88, as amended
- These Zones do not permit residential uses
- The Owner proposes to rezone the Subject Lands to “C10 Corporate Centre Zone” together with site-specific zoning exceptions to permit the Development as identified on Table 1 and as shown on Attachment 2

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 Standard	C10 Corporate Centre Zone Requirement	Proposed Exceptions and Rezoning to the C10 Corporate Centre Zone Requirement
a.	Permitted Uses	- An apartment dwelling is not permitted	Permit the following additional uses: - Apartment Dwelling
b.	Amenity	No amenity requirement	7.6 m ² per dwelling unit
c.	Minimum Parking Space Size	2.7 X 6 m	2.7 m x 5.6 m
d.	Accessible Parking Space Length	Type A: 3.4 x 6 m (1.5 m access aisle) Type B: 2.4 x 6 m (1.5 m access aisle)	2.7 x 5.6 m (1.5 m access aisle)
e.	Minimum Parking Space Requirements	Residential: 1 Bed/Bach: 2235 @ 0.7/unit = 1,565 2 Bed: 1833 @ 0.9/unit = 1,650 3 Bed: 495 @ 1.0 unit = 495 Total: 3,710 spaces	Residential: 4,563 @ 0.5 spaces / unit = 2,282 spaces Visitor Parking: 4,563 @ 0.1 spaces / unit = 456 spaces

	Zoning By-law 1-88 Standard	C10 Corporate Centre Zone Requirement	Proposed Exceptions and Rezoning to the C10 Corporate Centre Zone Requirement
		<p>Visitor Parking: 4,563 @ 0.15/unit = 685 spaces</p> <p>Retail: 2,371.1 m² @ 2.0 parking space per 100 m² GFA = 48</p> <p>Total Parking Required: 4,443</p>	<p>Commercial: To permit no minimum parking requirements for retail uses.</p> <p>Total Parking Required per proposed parking ratio: 2,738</p> <p>Total Parking Proposed: 2,760</p>
f.	Minimum Bicycle Parking Spaces	<p>Residential: 457 Short Term (0.10/unit), 2,282 Long Term (0.5/unit)</p> <p>Non-Residential: 6 Short Term (0.15 per 100 m² or 6 spaces, whichever is greater, 3 Long Term (0.1 per 100 m²))</p>	<p>Total: 2,825 Bicycle Parking Spaces (2,347 Long-Term and 478 Short-Term)</p>
g.	Minimum Landscape Strip Widths	6 m (Doughton Road, Maplecrete Road, Interchange Way, new east-west & north-south roads)	2.5 m (all streets)
h.	Minimum Driveway Width	7.5 m(Two-Way)	<p>7 m (north-south road to Doughton Road)</p> <p>6 m (east-west road to Maplecrete Road, north-south road to future Interchange Way and Private residential loops)</p>
i.	Minimum Building Setback (Underground garage)	1.8 m (front lot line and exterior lot line)	0 m
j.	Maximum Residential Density	0.6 FSI	10.6 FSI (Maximum Gross Floor area: 366,701.7 m ²)

Following a preliminary review of the applications, the VMC Program Division of the Planning Policy & 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 Official Plan Policies	<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 VMCS P
b.	Appropriateness of Amendments to VMCS P and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VMCS P 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; ○ timing and potential impacts of the Black Creek construction and Interchange Way Environmental Assessment; ○ coordination with adjacent properties regarding the location, width and tenure of the proposed streets and proposed alignment of streets impacting adjacent properties; ○ servicing capacity and requirements; ○ built form considerations including: scale and massing, transition, site organization, buildings setbacks, tower step backs building façades, quality of building materials, attractive streetscapes, private amenity areas, podium

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>height, parking, loading, and servicing and access locations and proposed phasing of the masterplan</p> <ul style="list-style-type: none"> ▪ The appropriateness of the rezoning the Subject Lands to the C10 Corporate Centre Zone, relative to the maximum permitted uses, building heights and densities by the VMCSPP, and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses ▪ The appropriateness of the proposed development vis-à-vis the executed Minutes of Settlement
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ A Draft Plan of Subdivision will be required to facilitate the phasing of this masterplan in an orderly fashion and to create the various development blocks, required street blocks, including the widths, locations and alignments, and park block, to inform site-specific zoning of all development blocks and to review potential impacts of the proposed alignment and tenure of roads on other adjacent landowners and on the entire southeast quadrant of the VMC ▪ A Draft Plan of Subdivision has not been submitted to-date
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"> ▪ Accesses are proposed along Doughton Road, Maplecrete Road, the proposed north-south private road, and the proposed east-west public road related to the phasing of development. Staff will review the appropriateness of the

	MATTERS TO BE REVIEWED	COMMENT(S)
		proposed access locations for each phase of development and potential impacts to adjacent property owners
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel ("DRP"). The Development was presented to the DRP on January 30, 2020. Subsequent meetings to DRP will be required to review detailed design of each future Site Plan application
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.	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)

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ 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 ▪ The Subject Lands are designated “Neighbourhood Precinct” which is intended to provide lower building heights and densities with a distinct character to contribute to a complete community with liveability 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 with vertical sprawl and loss of livability.
j.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies 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 ▪ 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
k.	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
l.	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

	MATTERS TO BE REVIEWED	COMMENT(S)
		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
m.	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
n.	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 protection and the replacement of any tree(s) should they be damaged during construction
o.	Site Development	<ul style="list-style-type: none"> ▪ The Owner will be required to submit Site Development applications in the future to facilitate each phase of Development
p.	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.21.009. 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.

The Development partially fronts onto Jane Street, being a York Region right-of-way. Required road widenings, encroachment/road work permits, or agreements will be determined by York Region through the review of the Applications.

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 Program Division of the Policy Planning & Special Projects Department, ext. 8814.

Attachments

1. Location and Context Map
2. Site Plan and Proposed Zoning
- 2a. Proposed Phasing Plan
3. Landscape Plan
4. Perspective Renderings
5. Perspective Renderings

Prepared by

Jessica Kwan, Senior Planner, Policy Planning & Special Programs, ext. 8814
Policy Planning & Special Programs
Amy Roots, Senior Manager, Policy Planning & Special Programs, ext. 8035
Christina Bruce, Director of Policy Planning & Special Programs, ext. 8231

Approved by



Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager