CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 12, 2018

Item 3, Report No. 31, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on December 12, 2018, as follows:

By receiving communication C1, from McMillan LLP, Bay Street, Toronto, dated December 4, 2018.

3 OFFICIAL PLAN AMENDMENT FILE OP.18.014 ZONING BY-LAW AMENDMENT FILE Z.18.021 DRAFT PLAN OF SUBDIVISION FILE 19T-18V008 2748355 CANADA INC.VICINITY OF JANE STREET AND INTERCHANGE WAY

The Committee of the Whole (Public Hearing) recommends:

1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated December 5, 2018, be approved; and

2) That the following deputations and communication, be received:

1. **Mr. Jay Claggett, IBI Group, representing the applicant;**
2. **Ms. Kailey Sutton, McMillan LLP, Bay Street, Toronto;**
3. **Ms. Patricia Carswell, Teledyne Optech Inc., Interchange Way, Vaughan, and communication C3, dated December 5, 2018; and**
4. **Mr. Manish Tailor, Teledyne Optech Inc., Interchange Way, Vaughan.**

Recommendations

1. THAT the Public Hearing report for Files OP.18.014, Z.18.021, and 19T-18V008 (2748355 Canada Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Item: 3

Committee of the Whole (Public Hearing) Report

DATE: Wednesday, December 05, 2018 **WARD:** 4

TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.014
ZONING BY-LAW AMENDMENT FILE Z.18.021
DRAFT PLAN OF SUBDIVISION FILE 19T-18V008
2748355 CANADA INC.
VICINITY OF JANE STREET AND INTERCHANGE WAY

FROM:
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.014 and Z.18.021 and Draft Plan of Subdivision File 19T-18V008 for the Subject Lands to permit a 993-unit residential development (the 'Development') in the Vaughan Metropolitan Centre ('VMC'), consisting of two phases, twenty-two townhouse blocks (traditional, back-to-back and stacked), 2 fifteen-storey apartment buildings with 169 m^2 of ground floor commercial uses, and one nine-storey residential apartment building.

Report Highlights

- To receive input from the public and the Committee of the Whole on a proposed (phased) Development consisting of 993 residential units in the VMC in two apartment buildings with ground floor commercial uses (fifteen-storeys each), a 9-storey apartment building and townhouse units.
- Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision approval are required to permit the Development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Files OP.18.014, Z.18.021, and 19T-18V008 (2748355 Canada Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands ('Subject Lands') are located on the south side of Interchange Way, west of Jane Street, as shown on Attachments 1 and 2. The surrounding land uses are shown on Attachment 2.

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications have been submitted to permit the Development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachments 1 and 2 to permit the Development (phased), as shown on Attachments 4 to 6:

1. Official Plan Amendment File OP.18.014 to amend the Vaughan Official Plan 2010 ("VOP 2010") and Volume 2 of VOP 2010, specifically the Vaughan Metropolitan Centre Secondary Plan (the "VMC Secondary Plan"), to:

    a) increase the maximum permitted tower floor plate for the 2 fifteen-storey residential towers from approximately 750 m^2 to 1,000 m^2

    b) reduce the facing distance between townhouse blocks from 18 m minimum to 8 m from a front facing wall and a side wall of another townhouse block

    c) amend Schedule "D", Major Parks and Open Space and modify Schedule "K", Site Specific Policy Area, to include the proposed extension of the Millway Avenue linear park along the east side of Street "B" from Interchange Way to Exchange Avenue and the proposed relocation of the public square from the southwest to the northeast corner of Interchange Way and Street "B", as shown on Attachment 3.

2. Zoning By-law Amendment File Z.18.021, to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" and "C10 Corporate District Zone", subject to site-specific Exception 9(957), to "RM2 Multiple Residential Zone" and "OS2 Open Space Park Zone", in the manner shown on Attachment 4, and to permit the site-specific development standards identified in Table 1 of this report.

3. Draft Plan of Subdivision File 19T-18V008, as shown on Attachment 5, consisting of the following:

Block 1 (residential and commercial)	4.10 ha
Blocks 2, 3 and 4 (0.3m reserves)	0.02 ha
Block 5 (linear park)	0.35 ha
Block 6 (Interchange Way road widening)	0.07 ha
Streets A, B and C (roads)	1.81 ha
Total	6.35 ha

The Draft Plan of Subdivision application has been submitted to facilitate the creation of the development block, widening of the existing streets, a new minor collector road (Street "B"), and a new linear public park.

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

a) Date the Notice of Public Hearing was circulated: November 9, 2018.

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and three Notice Signs were installed (along Interchange Way, Exchange Avenue and Street "C"), in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: 150 m

c) Comments Received:

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 Development Planning Department 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 VMC Secondary Plan) are required to permit the Development

The Subject Lands are designated "South Precinct" by the VMC Secondary Plan, which forms part of Volume 2 of VOP 2010. The designation permits the uses in the "Station Precinct", which includes a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back and stacked townhouses), retail, and service commercial. The Development includes residential with limited retail uses and conforms to the VMC Secondary Plan.

The VMC Secondary Plan permits a building height range of 3 to 10-storeys and a density range (Floor Space Index - "FSI") of 1.5 to 3 times the area of the lot on the Subject Lands. The Development represents a density of 2.44 FSI, which conforms to the density permission of the VMC Secondary Plan. The Subject Lands are permitted a 5-storey increase to the maximum building height (Policy 8.7.11) where the lands front arterial streets, major or minor collector streets, a neighbourhood park or a public square. The Subject Lands front along Interchange Way, a major collector. Therefore, the proposed maximum 15-storey building height is permitted, subject to approval of the sun/shadow and wind studies and site plan requirements.

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

The Subject Lands are zoned "EM1 Prestige Employment Area Zone" and "C10 Corporate District Zone", subject to site-specific Exception 9(957), by Zoning By-law 1-88, which does not permit the Development. The Owner proposes to amend Zoning By-law 1-88, specifically to rezone the Subject Lands to "RM2 Multiple Residential Zone" and "OS2 Open Space Park Zone", together with the following site-specific zoning exceptions to permit the Development shown on Attachments 4 to 6:

Table 1

	Zoning By-law 1-88 Standards	**RM2 Multiple Residential Zone Requirements**	**Proposed Exception to the RM2 Multiple Residential Zone**
a.	Minimum Lot Area	230 m^2 / unit	41 m^2 / unit
b.	Minimum Front Yard Setback (Interchange Way)	4.5 m	2 m
c.	Minimum Rear Yard Setback (Exchange Avenue)	4.5 m	3.3 m
d.	Minimum Exterior Yard Setback (Streets "B" and "C")	4.5 m	3 m (Streets "B" and "C"); 2 m (Building 3)
e.	Maximum Building Height	11 m	58 m (Buildings 1 and 2) 39 m (Building 3) 12 m (Townhouse blocks)

	Zoning By-law 1-88 Standards	RM2 Multiple Residential Zone Requirements	Proposed Exception to the RM2 Multiple Residential Zone
f.	Minimum Landscape Strip Width	6 m	2 m (Interchange Way) 3.3 m (Exchange Avenue) 3 m (Streets “B” and “C”) 2 m (along Building 3)
g.	Portions of Buildings Below Grade	1.8 m (Interchange Way and Streets “B” and “C”)	0 m
h.	Definition of “Lot”	“Lot” – means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the *Planning Act*, R.S.O. 1983 would not be required for its conveyance.	“Lot” – means the Subject Lands are deemed 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, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.

The Owner has submitted a conceptual site plan in support of the Development, as shown on Attachment 4. 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 Development Planning Department has identified following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENTS
a.	Conformity with Provincial Policies, York	▪ The Applications will be reviewed in consideration of all applicable statutory policies including the *Provincial Policy Statement (2014)* (“PPS”), *Places to Grow - The Growth Plan for the Greater Golden*

	MATTERS TO BE REVIEWED	COMMENTS
	Region and City of Vaughan Official Plans	*Horseshoe (2017)* ("The Growth Plan") and the York Region and VOP 2010 policies. ▪ The proposed 8 m facing distance between townhouse blocks will be reviewed in consideration of Policy 9.2.3 of VOP 2010 and the City-Wide Urban Design Guidelines.
b.	VMC Secondary Plan	The Applications will be reviewed in consideration of the following policies contained in the VMC Secondary Plan, including, but not limited to, the following: a) the identified vision and principles to create a new downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green and beautiful b) 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 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; c) the vision of buildings in all areas in the VMC, including ensuring the built form frames the streets and supports an inviting, comfortable and active public realm to bring vitality to the streets, and contribute positively to the image of Vaughan's downtown d) the existing and planned surrounding land uses, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility, and traffic impacts

	MATTERS TO BE REVIEWED	COMMENTS
		e) Policy 8.7.1 regarding the built form policies and Policy 8.7.2 regarding the location, massing, and design of buildings and the contribution to human-scaled street walls, attractive streetscapes, a varied sky line, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 8.7.3 to 8.7.25, with particular attention to the proposed massing and building height, microclimate impact and built form articulation f) Policy 8.7.11 permits the increase of 5-storeys to the maximum permitted 10-storey building height along Interchange Way, for total maximum building height of fifteen-storeys Policy 8.7.1 defines a mid-rise building as having a maximum building height of 10-storeys and building heights greater than 10-storeys are considered high-rise buildings. Policy 8.7.18 further requires tower elements of high-rise (residential) buildings to be slender and spaced apart from one another to minimize shadow impacts and the loss of sky views, maintain privacy and contribute to an interesting skyline. The maximum size of a residential tower floor plate shall be approximately 750 m^2 Therefore, the appropriateness of the proposed increased residential tower floor plate size to approximately 1,000 m^2 and the proposed fifteen-storey building height will be reviewed under the high-rise building standards and the VMC Urban Design Guidelines g) Policy 8.7.20 regarding building exteriors and long buildings, generally over 40 m, shall be designed to break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in materials. In addition, Policy 8.7.21

	MATTERS TO BE REVIEWED	COMMENTS
		requires variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should be variation in finishing materials between the podium and the tower of a high-rise building h) the fine-grain street network and public transportation policies related to the following: ▪ the requirement for the planned new 26 m Street “B” right-of-way (a minor collector) ▪ the location and configuration of the 22 m Street “C” right-of-way (a local street), pursuant to Policy 4.3.16 of the VMC Secondary Plan ▪ the inclusion of the 15 m wide pedestrian mews and the required public access easement i) The Development will be reviewed in accordance with Policy 6.2 regarding parks and public squares, specifically the proposed extension of the Millway Avenue Linear Park along the east side of Street “B”; the design of all parks and other open spaces in accordance with the VMC Streetscape and Open Space Plan; the relocation and configuration of the public square at a site that is currently owned by the Owner; and the design of the 15 m wide pedestrian mews
c.	Affordable Housing	The Applications will be reviewed in consideration of the affordable housing policies contained in VOP 2010 including, but not limited to, the following: a) 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

	MATTERS TO BE REVIEWED	COMMENTS
		with disabilities and other types of housing that meets the needs of Vaughan's diverse population b) Policy 7.5.1.2 that requires the implementation of York Region's affordable housing policies in the following context: ▪ requiring 25% of all new housing units in Vaughan be affordable and that a portion of these units should be accessible for people with disabilities ▪ requiring a minimum of 35% of new residential units in key development areas be affordable housing units 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 c) 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, Zoning By-law Amendment and Draft Plan of Subdivision applications that describe the following: ▪ the total distribution of housing types; ▪ tenure types and distribution; ▪ the range of unit sizes, both in terms of floor area and number of bedrooms; ▪ special residential components, such as social or senior housing; and

	MATTERS TO BE REVIEWED	COMMENTS
		▪ the proposed unit type and anticipated unit/sale price at the time of preparing the housing options statement. The Owner must submit a housing statement to the satisfaction of the City.
d.	Guidelines and other Area Plans	▪ 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 Master Plan and the draft VMC Parking Strategy.
e.	Vaughan Design Review Panel	▪ The Development will be reviewed in consideration of the recommendations provided by the City of Vaughan Design Review Panel (“DRP”) on January 25, 2018, and September 27, 2018. The Development must be further considered at a third DRP meeting.
f.	NavCanada and Bombardier Review	▪ 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.
g.	External Agency Review	▪ The Subject Lands are within the review areas of the Toronto Transit Commission (“TTC”), Canadian National Railway (“CNR”), the Ministry of Transportation Ontario (“MTO”), and York Region. The Applications have been circulated to these agencies for review. The Owner will be required to address the comments from the external agencies.
h.	Studies and Reports	▪ The Owner has submitted the following studies and reports in support of the Applications, which must

	MATTERS TO BE REVIEWED	COMMENTS
		be approved to the satisfaction of the City and/or respective public approval authority: ▪ Planning Justification Report ▪ Preliminary Pedestrian Level Wind Analysis ▪ Conceptual Site Plan and Landscape Master Plan ▪ Stormwater Management and Functional Servicing Report ▪ Archaeology Assessment ▪ Aeronautical Assessment ▪ Arborist Report and Tree Inventory ▪ Transportation Study ▪ Noise and Vibration Report ▪ Sustainability Metrics ▪ Urban Design Brief ▪ Phase 1 Environmental Site Assessment Additional studies and/or reports may be required as part of the Application review process.
i.	Draft Plan of Subdivision Application	▪ The Draft Plan of Subdivision File 19T-18V008 will be reviewed in coordination with the adjacent existing and planned area context respecting, but not limited to, servicing connections, grading, road alignments, required road widenings, and park configuration, to the satisfaction of the City.
j.	Site Development Application	▪ A Site Development File DA.18.056 was submitted and will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscape, amenity area, sun and shadow, servicing and grading, the proposed phasing plan (shown on Attachment 4), and the appropriate built form interface with the IKEA lands to the west and the existing employment uses to the north and east. ▪ Opportunities for sustainable design, including principles of CPTED (Crime Prevention Through

	MATTERS TO BE REVIEWED	COMMENTS
		Environmental Design) and LEED (Leadership in Energy and Environmental Design), and inclusion of features such as permeable pavers, bio-swales, drought tolerant landscaping, 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.
k.	Servicing	▪ 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 Subject Lands.
l.	Future Draft Plan of Condominium Application(s)	▪ A future Draft Plan of Condominium (Standard) Application(s) will be required, if the Applications are approved, to establish the ownership tenure(s) of the Development.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has a made a request to exempt the Official Plan Amendment Application from York Region approval.

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, together with comments from the public and Vaughan Council expressed

at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Stephen Lue, Senior Planner, Development Planning Department, Extension 8210.

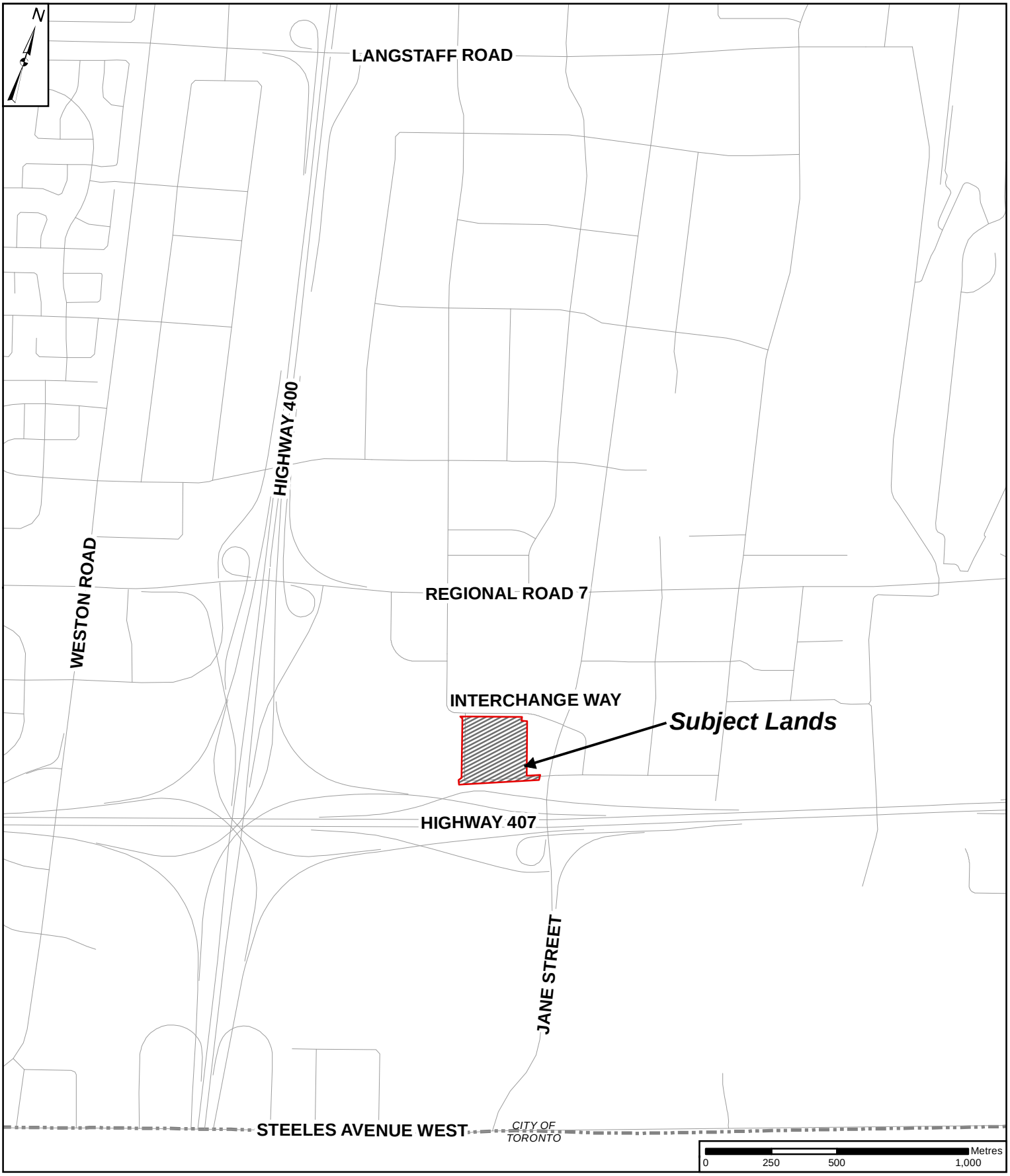
Attachments

1. Context Location Map
2. Location Map
3. Proposed Amendments to Schedule “D” of the VMC Secondary Plan
4. Conceptual Site Plan and Proposed Zoning
5. Draft Plan of Subdivision (File 19T-18V008)
6. Colour Perspective - West

Prepared by

Stephen Lue, Senior Planner, extension 8210
Amy Roots, Senior Manager - VMC, extension 8035
Mauro Peverini, Director of Development Planning, extension 8407
Christina Bruce, Director, VMC Program, extension 8231

/CM



Context Location Map

Attachment

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

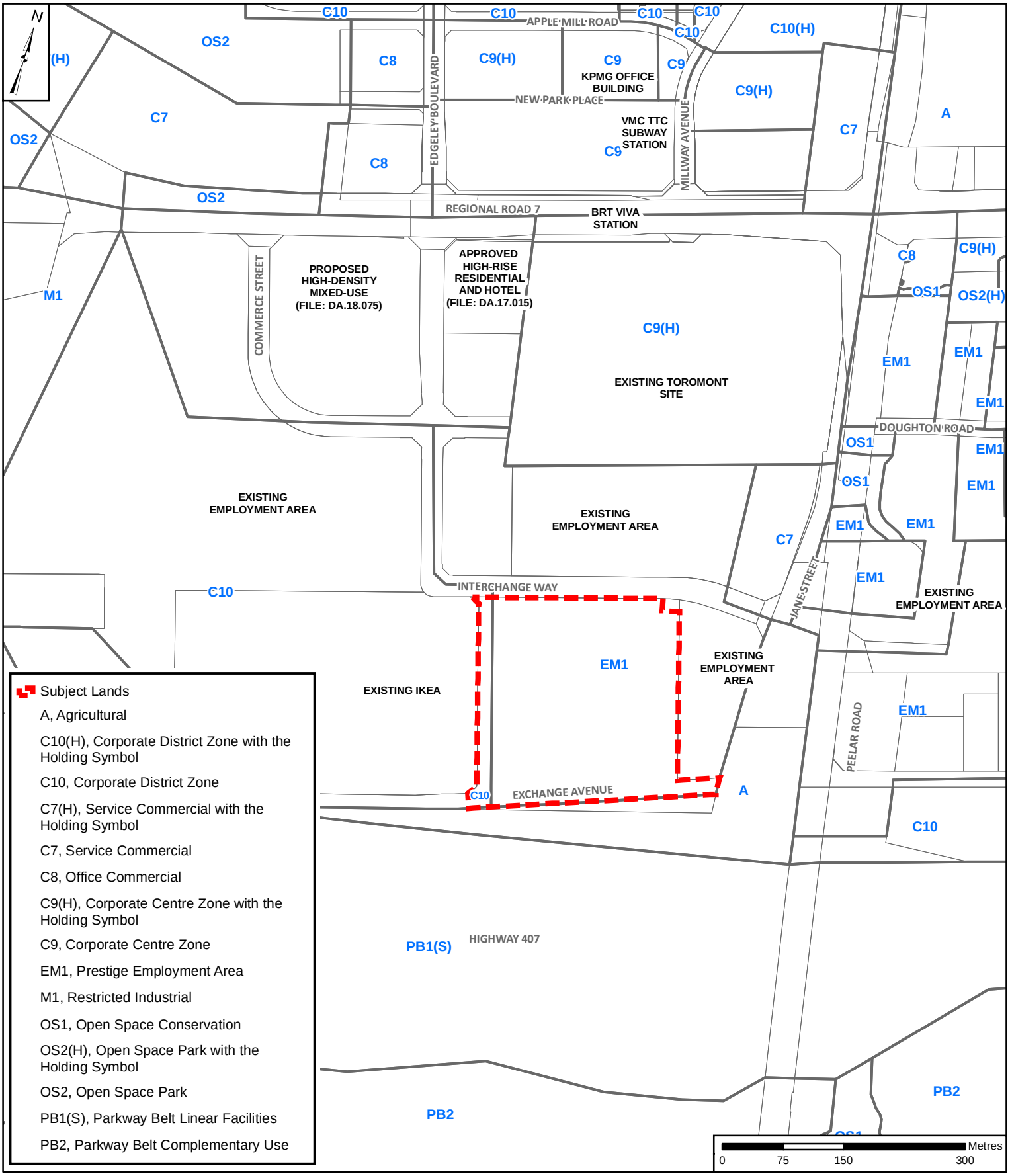
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OP.18.014, Z.18.021, 19T-18V008

DATE:
December 5, 2018

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Location Map

Attachment

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

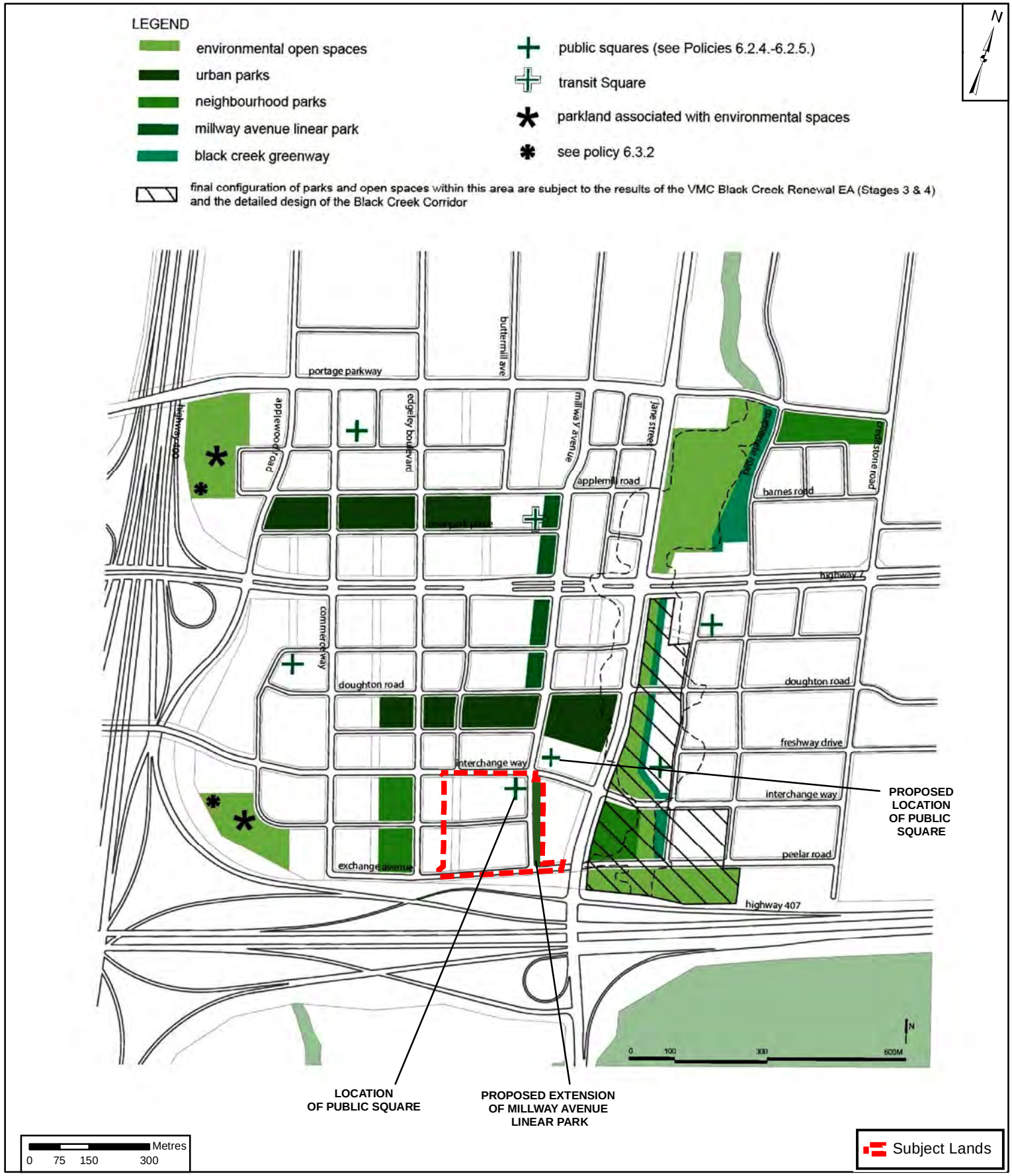
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DATE:
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Printed on: 10/29/2018



Proposed Amendments to Schedule "D" of the VMC Secondary Plan

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

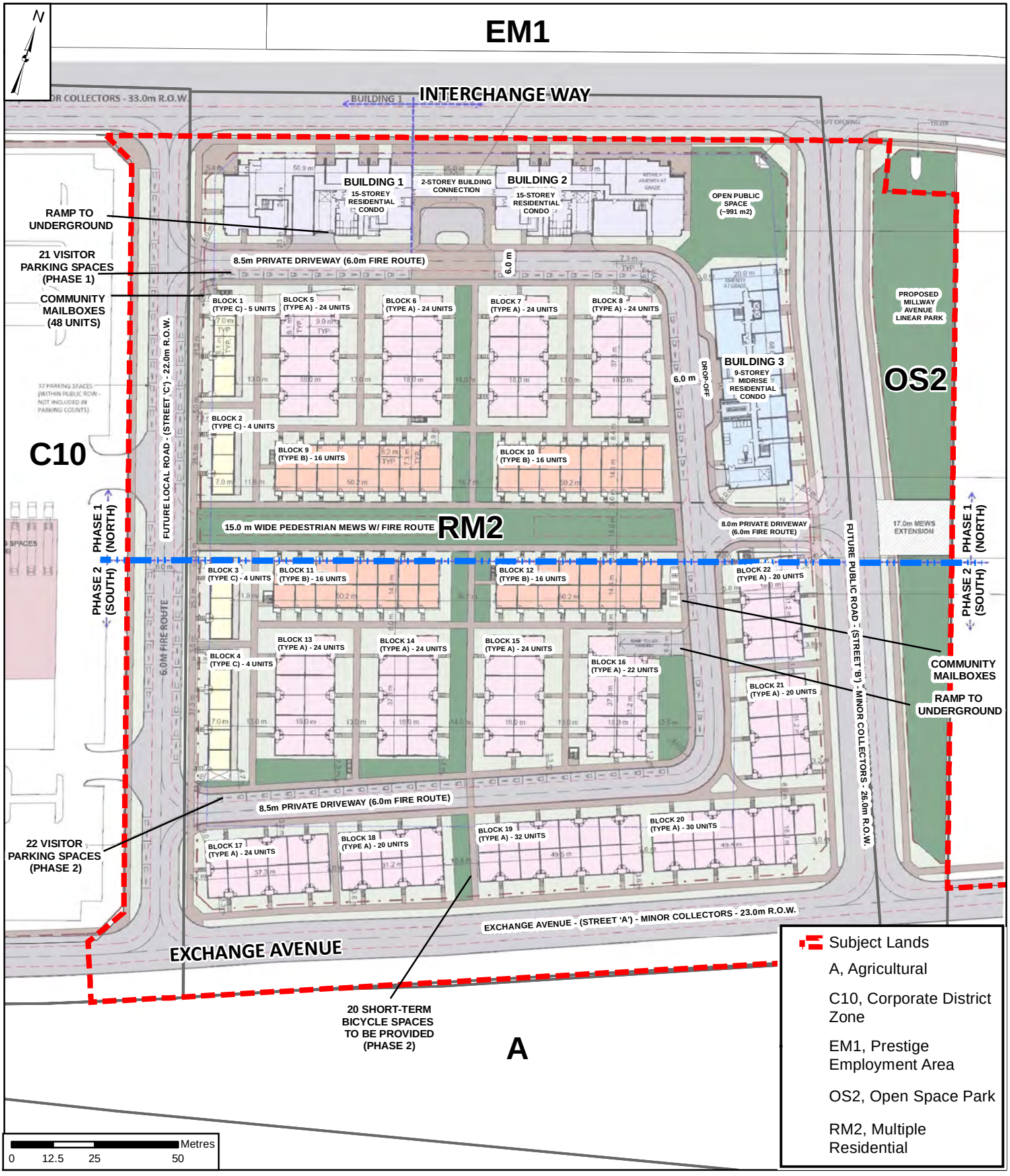
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DATE:
December 5, 2018

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Conceptual Site Plan and Proposed Zoning

Attachment

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

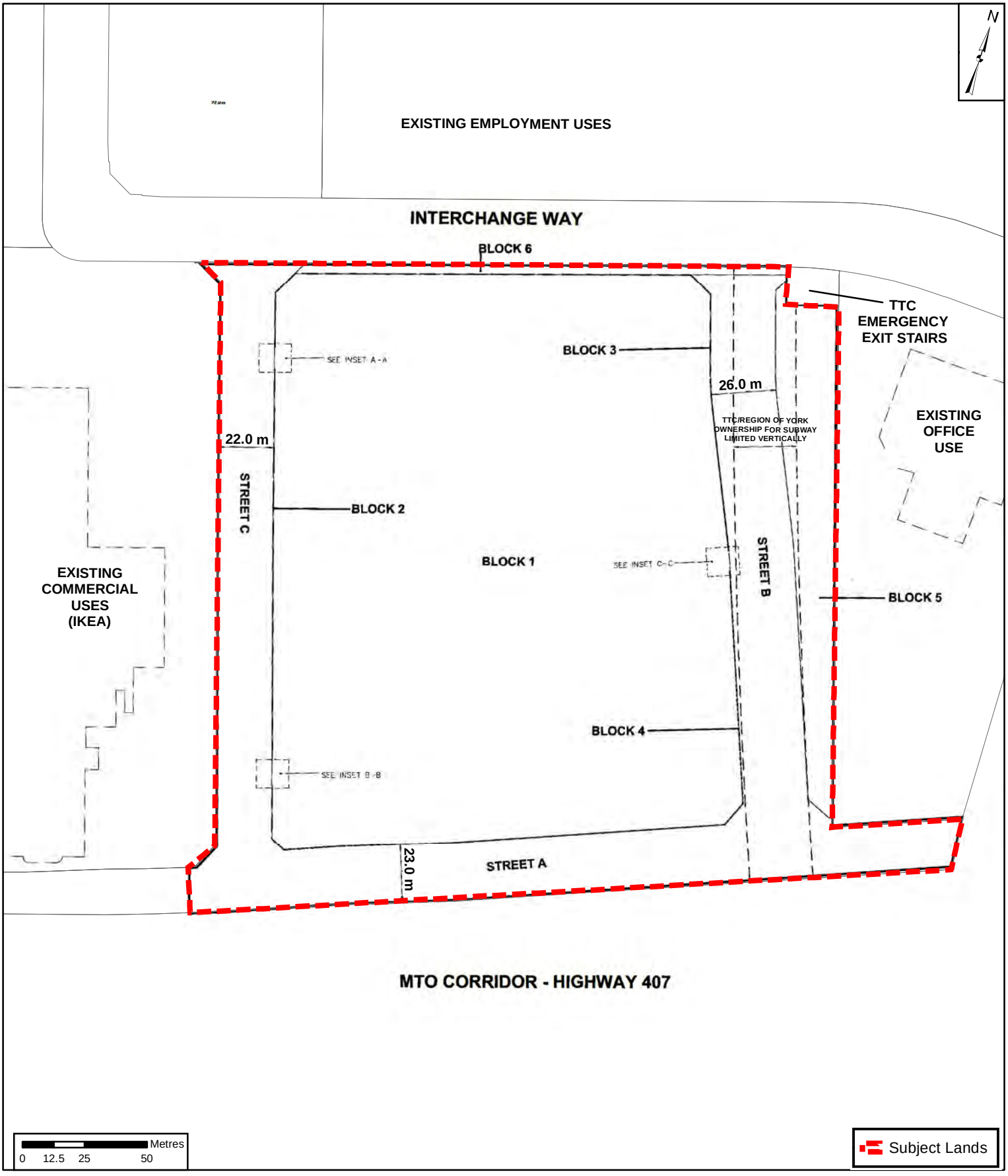
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December 5, 2018

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Draft Plan of Subdivision (File 19T-18V008)

Attachment

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

FILES:
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DATE:
December 5, 2018

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AERIAL VIEW FROM THE SOUTH-WEST

Colour Perspective - West

LOCATION:
Part Lot 4, Concession 5

APPLICANT:
2748355 Canada Inc.

VAUGHAN
Development Planning Department

Attachment

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DATE:
December 5, 2018

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