

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, November 2, 2021

WARD: 4

TITLE: RP B3S HOLDINGS INC. (BLOCK 3S)
OFFICIAL PLAN AMENDMENT FILE OP.21.016
ZONING BY-LAW AMENDMENT FILE Z.21.027
SOUTH SIDE OF CELEBRATION DRIVE, BETWEEN
COMMERCE STREET & INTERCHANGE WAY (BLOCK 3S)
VICINITY OF INTERCHANGE WAY AND COMMERCE STREET

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 the proposed phased development, as shown on Attachments 2 to 5. Details of the proposals are as follows:

- 45, 36 and 41-storey residential towers (Towers A, B and C respectively) sharing a 4-storey podium integrated with residential, amenity and at-grade commercial uses
- One standalone 1-storey commercial building
- A total of 1,701 residential units
- A Floor Space Index ('FSI') of 6.6 times the area of the site
- An overall Gross Floor Area ('GFA') of 113,889.8 m², including:
 - Residential GFA: 110,974.5 m²
 - Commercial GFA: 2,915.3 m²
- A total of 716 parking spaces, with 14 located on the surface and 702 located within 2 levels of underground parking
- Access to underground parking ramps and pick-up and drop-off is proposed via two access points along Celebration Avenue and along the future 26 m minor collector road to the south (Street 'A')
- A centralized 12 -19 m wide north-south publicly accessible pedestrian mews
- A 1,452 m² privately-owned public space (POPS) in the form of a courtyard

Report Highlights

- The Owner proposes a development comprised of 45, 36 and 41-storey residential buildings containing a total of 1,701 residential units, 2,915 m² of at-grade commercial uses, a centralized north-south pedestrian mews, and a 1,452 m² privately-owned public space ('POPS') on lands designated "Station Precinct"
- Amendments to the Vaughan Metropolitan Centre Secondary Plan (VMCSP) and Zoning By-law 1-88 are required to permit 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 OP.21.016 and Z.21.027 (RP B3S Holdings 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: south of Celebration Drive, between Commerce Street and Interchange Way. The Subject Lands and the surrounding land uses are shown on Attachment 1.

Ownership of Subject Lands and Realignment of Commerce Street:

The majority of the lands subject to these applications are owned by RP BS3 Holdings Inc. (the "Developer"). The southerly portion of the Subject Lands, described as Parts 12 and 13 on the proposed draft Reference Plan, as shown on Attachment 6, is owned by the City of Vaughan, and currently functions as part of the existing Commerce Street in the VMC.

On June 22, 2021, City Council authorized the City Clerk to execute any necessary documents to provide agency status to the Developer in respect to the portion of Commerce Street required to submit development applications and facilitate development on the Subject Lands. Since then, the Developer has appropriately sought agency status and has submitted the subject development applications to facilitate the proposal.

The VMCSP envisions that Commerce Street be eventually realigned to create a fine-grain grid network of streets in the City's downtown. The realignment of Commerce Street will result in the extension of Commerce Street to the south and the creation of a new east-west minor collector road (Street A) as shown on Attachment 2. The realignment of Commerce Street is being facilitated through a separate process which will require servicing agreement(s) and land swaps between the City and the Developer

via a real estate transaction process. The realignment and construction of the new Commerce Street must be completed prior to any consideration of approval of the associated Site Development File DA.21.031.

Further details regarding Council's authorization in respect of the portions of Commerce Street described as Parts 12 and 13 on the draft Reference Plan can be found on the following link:

[Item 11, Report No. 32 of Committee of the Whole, which was adopted with amendments by Vaughan Council on June 22, 2021.](#)

Date of Pre-Application Consultation Meeting: April 8, 2021

Date applications were deemed complete: June 30, 2021

Official Plan and Zoning By-law Amendments and a Site Development Application 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 1 to 2:

1. Official Plan Amendment File OP.21.016 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. to increase the maximum building heights from 25-storeys to maximum building heights ranging from 36 to 45-storeys
 - ii. to permit no minimum building height requirements for stand-alone commercial buildings and structures
 - iii. to increase the maximum residential floor plate size from 750 m² to 778 m²
 - iv. to increase the maximum Floor Space Index (FSI) from 4.5 to 6.6 times the area of the lot
 - v. to decrease the minimum pedestrian mews width from 15 m to 12 m
 - vi. to decrease the minimum floor to floor height of 5 m to 2.95 m for ground floor residential units fronting onto Celebration Avenue and Interchange Way
 - vii. to add an amendment to Schedule "K", Site-Specific Policy area of the VMCSP to add the Subject Lands and include the above amendments.

2. Zoning By-law Amendment File Z.21.027 to rezone the Subject Lands from “C9 – Corporate Centre Zone” subject to site-specific exception 9(957), to “C9 Corporate Centre 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: October 8, 2021.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and Notice Signs were installed along Commerce Street, Celebration Avenue and Interchange Way 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 October 19, 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 Vaughan Metropolitan Centre Secondary Plan (the “VMCSP”) are required to permit the Development

Official Plan Designation (VMCSP):

- “Station Precinct” as shown on Schedule F – Land Use Precinct
- The “Station Precinct” designation permits a broad mix of uses and a wide variety of building types including residential dwellings, retail, office, and hotel uses
- Schedule D – Street Network identifies:
 - a 15-17 m north-south mews or local road traversing through the centre of the Subject Lands
 - the extension and realignment of the existing Commerce Street
 - a new 26m east-west minor collector road abutting the Subject Lands to the south
- Schedule G – Office uses are permitted

- Schedule H – Areas for Retail Service Commercial or Public Uses identifies that retail, service commercial or public use frontage uses are recommended along Celebration Avenue and Interchange Way
- Schedule I – Building heights ranging from a minimum of 5-storeys to a maximum of 25-storey and a minimum FSI of 2.5 to a maximum FSI of 4.5 are permitted
- A maximum tower floor plate size of 750 m² is permitted by Policy 8.7.18 of the VM CSP
- An amendment to Volume 2, VOP 2010, the VM CSP is required to permit the Development as aforementioned in this Report

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

Zoning:

- The Subject Lands are zoned “C9 Corporate Centre Zone” subject to site-specific exception 9(957) by Zoning By-law 1-88
- 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 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

	By-law Standard	C9 Corporate Centre Zone, Exception 9(957) Requirement	Proposed Exception to C9 Corporate Centre Zone
a.	Minimum Parking Space Dimension	2.7 m x 6 m	2.6 m x 5.7 m
b.	Minimum Accessible Parking Space Dimension	Type A: 3.4 m x 6.0 m Type B: 2.4 m x 6.0 m	Type A: 3.4 m x 5.7 m Type B: 2.4 m x 5.7
c.	Bicycle Parking Setbacks	Subsection 3.8.2 c) Short-term bicycle parking spaces shall be located within 35 m of a building entrance and shall not occupy or impede any pedestrian access or	Subsection 3.8.2 c) shall not apply

	By-law Standard	C9 Corporate Centre Zone, Exception 9(957) Requirement	Proposed Exception to C9 Corporate Centre Zone
		required parking and landscaped areas	
d.	Minimum Parking Requirements	<p>Residential: 0.7 spaces/unit x 928 units (1 bedroom) = 650 spaces</p> <p>0.9 spaces/unit x 773 units (2 bedroom) = 696 spaces</p> <p>Visitor: 0.15 spaces/unit x 1,701 units = 256 spaces</p> <p>Commercial: 2.5 spaces/100 m² x 2,915.2 m² = 73 spaces</p> <p>Total Parking Required = 1,675 spaces</p>	<p>Residential: 0.3 spaces/unit x 1,701 units = 511 spaces</p> <p>Visitor: 0.1 spaces/unit x 1,701 units = 170 spaces (Rounded down)</p> <p>Commercial: 1.2 spaces/100 m² x 2,915.2 m² = 35 spaces</p> <p>Total Parking Provided = 716 spaces</p>
e.	Minimum Landscape Area	<p>4.5 m abutting Commerce Street</p> <p>6 m abutting all Street Lines</p>	<p><u>North Landscape Strip: 1.5 m</u></p> <p><u>East Landscape Strip: 3.5 m</u></p> <p><u>West Landscape Strip: 1.5 m</u></p> <p><u>South Landscape Strip: 1.5 m</u></p>
f.	Minimum Front and Exterior Side Yard Setbacks to Below Grade Structure	1.8 m	0.0 m

	By-law Standard	C9 Corporate Centre Zone, Exception 9(957) Requirement	Proposed Exception to C9 Corporate Centre Zone
g.	Permitted Uses	Section 5.10 permissions	The following use shall also be permitted: - Arts Studio
h.	Minimum Setback	Northern Street (Front) Line: 3 m Eastern Street Line: 3 m Western Street Line: 3 m Southern Street (Rear) Line: 6 m	Northern Street Line: 2.0 m Eastern Street Line: 2.3 m Western Street Line: 2.0m Southern Street Line: 2.0 m
i.	Minimum Setback from a Lot Line Abutting a Sight Triangle	Northern Street Line: 3 m (0 m non-residential) Eastern Street Line: 3 m (0 m non-residential) Western Street Line: 3 m (0 m non-residential) Southern Street Line: 6 m (3 m non-residential)	Northern Street Line: 1.2 m Eastern Street Line: 2.3 m Western Street Line: 0.8 m Southern Street Line: 2.0 m
j.	Maximum Building Height	25 m	Building A: 140.85 m Building B: 115.35 m

	By-law Standard	C9 Corporate Centre Zone, Exception 9(957) Requirement	Proposed Exception to C9 Corporate Centre Zone
			Building C: 130.35 m
k.	Minimum Height for Stand-Alone Non-Residential Buildings	10 m	6.54 m
l.	Maximum Residential Density	67 m ² /unit	FSI of 6.6 the area of the site (Maximum Gross Floor Area: 113,890 m ²)

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 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') and VOP 2010 policies
b.	Appropriateness of Amendments to VM CSP and Zoning By-law 1-88 Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to the VM CSP 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>consideration of the surrounding context, microclimatic impact and supporting hard and soft services;</p> <ul style="list-style-type: none"> ○ the objective of establishing a downtown containing a mix of uses; ○ coordination with adjacent properties regarding the realignment of Commerce Street; ○ servicing capacity and requirements; ○ built form considerations including: scale and massing, transition, site organizations, building setbacks, tower step backs, building facades, quality of building materials, attractive streetscapes and public realm, private amenity areas, podium height, parking, loading, and servicing and access locations <ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendment to the VMCSPP and Zoning By-law, relative to the maximum building heights and densities by the VMCSPP, permitted uses and site-specific exemptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	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.v 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
d.	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
e.	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 of Vaughan City-wide Urban

	MATTERS TO BE REVIEWED	COMMENT(S)
		Design Guidelines, and the VMC Streetscape and Open Space Plan
f.	Design Review Panel ('DRP')	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 June 24, 2021. A second DRP meeting will be scheduled for a future date
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and other external public agencies and utilities, and the Public, Separate, and French School Boards
h.	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. All developments within the VMC are expected to meet or exceed the Silver Threshold Score The Development provides a Silver score of 60
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</i>, 2020; 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</i>, 2020 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>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)</p> <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
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 <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>
k.	Parks and Publicly Accessible Open Spaces (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

	MATTERS TO BE REVIEWED	COMMENT(S)
I.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the Planning Act and the City of Vaughan's Parkland Dedication Policy
m.	Related Site Development Application	<ul style="list-style-type: none"> The Owner has submitted related Site Development File DA.21.031 to be reviewed with the Applications in a future technical report
n.	Development Charges	<ul style="list-style-type: none"> 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. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.016. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

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 and 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. Site Plan and Proposed Zoning
3. Proposed Phasing Plan
4. Landscape Plan
5. Perspective Renderings
6. Proposed Draft Reference Plan

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