

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018**

Item 15, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

#### **15 REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN CENTRE**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Mayor Maurizio Bevilacqua, dated February 6, 2018:

##### **Member's Resolution**

Submitted by Mayor Maurizio Bevilacqua

**Whereas**, Vaughan Council received a communication from SmartCentres on January 31, 2018 [ATTACHMENT 1] which advises Council that SmartCentres has formally requested from the Province a Minister's Zoning Order for the relocation of a large format retail store in the Vaughan Metropolitan Centre;

**and Whereas**, all levels of government have identified, through the planning policies and public infrastructure investments, that the Vaughan Metropolitan Centre ("VMC") will be the new downtown of the City of Vaughan;

**and Whereas**, The Province of Ontario through the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe identifies 25 Urban Growth Centres ("Centres") as strategic focal points for growth and intensification in the Province;

**and Whereas**, The Vaughan Metropolitan Centre is unique amongst the 25-designated urban growth centres as it is the only Centre outside of Toronto that is served by a subway; has direct 400 series highway access; and it is not adjacent to existing low-density residential fabric which supports intensification, compact development and the effective utilization of public infrastructure;

**and Whereas**, Metrolinx as an agency of the Ontario government focused on developing and delivering improved regional transportation for the Greater Toronto and Hamilton Area has designated the VMC as an Anchor Mobility Hub in its Regional Transportation Plan; and that this designation is recommended to achieve a density of 200-400 people and jobs per hectare;

**and Whereas**, mobility hubs are ideal locations to develop transit supportive residential and employment densities and should evolve as vibrant places of activity and major regional destinations;

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**and Whereas**, public infrastructure projects connecting to the heart of the VMC.; including the \$4.2 billion TTC line 1 subway extension, the \$32.1 million SmartCentres Place Bus Terminal, the York Viva bus rapid transit expansion along Highway 7, and the TTC Plaza/Transit Square, makes the VMC readily available to accommodate transit-oriented development that will support the planned growth and employment growth which sets out minimum targets of 25,000 new residents and 11,000 jobs by 2031;

**and Whereas**, despite excellent transit access provided by the Provincial and Regional transit investment, the highway 400 interchange and highway 7 are over capacity and the economic success of the VMC urban centre is contingent on the effective movement of people and goods. This therefore requires the timely expansion of the local road capacity; including the VMC finer grid street network which is largely accommodated on the lands that will be developed by SmartCentres;

**and Whereas**, an existing large format retail store located in the VMC is less than 100 metres from the recently completed transit infrastructure has a long-term land lease which will impede the logical and orderly development vision of uses planned by the City for further intensification as contemplated by the VMC Secondary plan of this parcel (the "VMC Parcel") resulting in a significant underutilization of the public infrastructure investments referred to above;

**and Whereas**, there is a property owned by the applicant outside the VMC that is designated as Employment Area in the Vaughan Official Plan 2010 located at the northwest corner of Applewood Crescent and Portage Parkway (the "Applewood Parcel") which would be used to facilitate the relocation of the existing large format retail store in a smaller scale as this is the only site option acceptable to the large format retail tenant;

**and Whereas**, The York Region Official Plan and Vaughan Official Plan 2010 contain policies which prohibit major retail uses, from locating on lands designated for employment, except through a Municipal Comprehensive Review process;

**and Whereas**, The Municipal Comprehensive Review process undertaken by the Regional Municipality of York has recently been reinitiated and is in its initial stages with a goal of being completed in approximately two to three years;

**and Whereas**, to continue the momentum of development of the VMC as a compact, vibrant Downtown area an alternative process to a Municipal Comprehensive Review that would allow for the timely relocation of the large format retail store to the Applewood Parcel and facilitate the relocation of major office that is located on the Applewood parcel into the VMC is required;

**and Whereas**, in concert with the planning process associated with the relocation of the large format retail store, the land owner will execute a development agreement

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committed to facilitate and assume all costs associated with the advanced design, construction and delivery of several other major transportation infrastructure projects that will assist in accelerating further economic growth and use of the transit infrastructure in the VMC [ATTACHMENT 2]. This includes; the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road , Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway.

***and Whereas,*** That the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the success of the VMC is of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario;

***It is therefore recommended:***

- 1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements with SmartCentres or Penguin -Calloway (Vaughan) Inc, satisfactory to the City of Vaughan that commits SmartCentres to facilitate and assume all costs associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermill Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from Jane Street to Highway 400; all to be completed no later than December 2021;**
- 2. THAT Council has no objection to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, conditional on SmartCentres entering a fully secured development agreement to deliver the road improvements by 2021, for the zoning to be in place to allow the relocation of the large format retail store from the VMC Parcel (as shown below) to the Applewood Parcel located at the northwest corner of Applewood Crescent and Portage Parkway;**
- 3. THAT a copy of this resolution be forwarded to the Regional Municipality of York and the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and**
- 4. THAT Council ratify the action taken.**

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)