

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 4, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 28, 2016, as follows:

By approving the following:

- 1) ***That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated June 21, 2016, be approved subject to the following in accordance with Communication C6, from the Deputy City Manager, Planning and Growth Management, dated June 24, 2016:***
 1. ***THAT Recommendation #1a) iii) in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be deleted and replaced with the following:***

“iii) the Owner shall obtain the necessary rights, or make the appropriate arrangements and or enter into the required agreement(s) to facilitate the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, with regard to obtaining a secondary access to Portage Parkway over the lands to the northwest, to the satisfaction of the City;
 2. ***THAT the third paragraph of the Zoning section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be deleted and replaced with the following:***

“Should Vaughan Council approve the subject applications, the Owner shall obtain the necessary rights, or make the appropriate arrangements and or enter into the required agreement(s) to facilitate the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, with regard to obtaining a secondary access to Portage Parkway over the lands to the northwest, to the satisfaction of the City. A condition to this effect is included in the recommendation of this report.”
 3. ***THAT Attachment #3 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #4 of Report 27, be replaced with the Revised Attachment #3 (Context Site Plan), attached hereto, thereby showing the location of the secondary access to Portage Parkway.***

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**SITE DEVELOPMENT FILE DA.16.017
ZONING BY-LAW AMENDMENT FILE Z.16.017
THE REGIONAL MUNICIPALITY OF YORK
C/O YORK REGION RAPID TRANSIT CORPORATION
WARD 4 - VICINITY OF APPLE MILL ROAD AND MILLWAY AVENUE**

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of June 28, 2016;**
- 2) **That the deputation by Mr. David Clark, DCAS Consultants, Balsam Avenue, Toronto, on behalf of York Region Rapid Transit Corporation, be received; and**

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3) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.017 (The Regional Municipality of York, c/o York Region Rapid Transit Corporation) BE APPROVED, subject to the following conditions:
 - a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and details, signage and public art component;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plan, erosion and sediment control plan, storm water management report, noise and vibration report, functional servicing report, geotechnical report and traffic impact study;
 - iii) the Owner shall make appropriate arrangements with the landowner to the immediate west (SmartREIT) to apply and successfully obtain approval of a Minor Variance Application and a Consent Application for an easement to facilitate the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and Committee's decision shall be final and binding, and any conditions of approval imposed by the Committee shall be satisfied;
 - iv) the Owner shall satisfy all requirements of York Region;
 - v) the Owner shall satisfy all the requirements of the Toronto Transit Commission.
2. THAT Zoning By-law Amendment File Z.16.017 (The Regional Municipality of York, c/o York Region Rapid Transit Corporation) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachment #2, thereby effectively zoning the property C10 Corporate District Zone.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit.

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In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- low flow plumbing fixtures
- exterior light fixtures with shields to reduce light pollution
- operable windows to enable natural ventilation
- daylight sensors in the concourse
- occupancy sensors in all washrooms
- LED light fixtures
- bicycle racks

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.16.017 to facilitate the development of the York Region Transit bus terminal in the Vaughan Metropolitan Centre (VMC) on the subject lands shown on Attachments #1 and #2. The proposed U-shaped terminal includes an enclosed waiting area with associated public washrooms, staff and service areas, and 9 covered and unenclosed outdoor bus platforms as shown on Attachments #4 to #8. The bus terminal connects to the VMC subway station via a north-south underground tunnel, which will facilitate commuter travel between the TTC and YRT transit systems.

Background - Analysis and Options

Synopsis:

The Owner, The Regional Municipality of York, c/o York Region Rapid Transit Corporation is proposing to develop the northwest corner of Apple Mill Road and Millway Avenue in the VMC with a U-shaped bus terminal that will include an enclosed waiting area with associated public washrooms, staff and service areas, and 9 covered and unenclosed outdoor bus platforms. The bus terminal will connect to the VMC subway station via a north-south underground tunnel, which will facilitate commuter travel between the TTC and YRT transit systems. The Vaughan Development Planning Department supports the proposed development as it conforms to the Official Plan and is in keeping with priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018).

Location

The 1.15 ha subject lands shown on Attachments #1 and #2 are located at the northwest corner of Apple Mill Road and Millway Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Corporate Centre District” and “23m Higher Order Transit Right of Way” by the Corporate Centre Plan (OPA #500) as amended by the Avenue 7 Plan (OPA #663), which permits a wide range of uses including civic uses (Sections 3.2.2 a). The VMC

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Secondary Plan (VOP 2010, Volume 2) further designates the subject lands as “Station Precinct” and identifies and protects for the proposed “Bus Station”. The VMC Secondary Plan was partially approved by the Ontario Municipal Board on November 18, 2015. The YRT Bus Terminal conforms to the Official Plans.

Zoning

The subject lands are zoned C10 Corporate District Zone and C10 (H) Corporate District Zone with the Holding Symbol “H” by Zoning By-law 1-88 and further subject to site-specific Exception 9(959). The “Public Uses” Section (3.10) of Zoning By-law 1-88 permits the use of any land, in any zone, for a civic purpose by the City, the Regional Municipality of York or other Government Authority, provided that no goods, material or equipment is stored in the open and the lot coverage and yard requirements for the respective zone (C10 Zone) are complied with. The YRT Bus Terminal is deemed a civic use, and therefore, complies with the Public Use Section of Zoning By-law 1-88; however, requires the following zoning exception to Zoning By-law 1-88:

Table 1:

	By-law Standard	By-law 1-88, Section 3.8 a)	Proposed Exception to Section 3.8 a)
a.	Access	An access aisle shall be located completely on the lot (subject lands) for which it serves	Permit an access aisle for the subject lands to be located on the adjacent lands to the northwest connecting to Portage Parkway as shown on Attachment #4

The Vaughan Development Planning Department has no objection to the proposed exception to Zoning By-law 1-88. The additional access over the lands to the northwest will improve bus circulation to the terminal and throughout the VMC.

Should Vaughan Council find merit in the subject applications, the Owner shall arrange with the landowner to the west (SmartREIT) to apply and successfully obtain approval of a Minor Variance and a Consent Application for the required exception to Zoning By-law 1-88 identified above and to facilitate an access easement, respectively, from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding prior to the issuance of a building permit and any conditions of approval imposed by the Committee shall be satisfied. A condition to this effect is included in the recommendation of this report.

Holding Symbol (H)

The Owner has submitted Zoning By-law Amendment File Z.16.017 to remove the Holding Symbol “(H)” on the subject lands, which may be removed upon Vaughan Council's approval of the subject Site Development File DA.16.017. Should Vaughan Council concur with the recommendation in this report, the Holding Symbol “(H)” will be removed, thereby effectively zoning the entirety of the subject lands C10 Corporate District Zone.

Site Plan Control / Implementation

Pursuant to the City's Site Plan Control By-law 123-2013, as amended, the Regional Municipality of York is required to submit a Site Development Application for Vaughan Council's approval for

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the proposed bus terminal. The subject application has been circulated to internal departments and external public agencies for review and comment. All comments received are considered as input into the review process. Upon receipt of all of the applicable approvals, the Vaughan Development Planning Department will forward a clearance letter, in lieu of a Site Plan Letter of Undertaking, to the Director of Building Standards listing all of the approved plans and indicating that Building Permits may be issued.

Site Plan Review

The proposed site plan shown on Attachment #4 includes a U-shaped bus terminal with an enclosed waiting area (pavilion), associated public washrooms, staff and service areas, and 9 covered and unenclosed outdoor bus platforms with sheltered warming areas. The bus terminal connects to the VMC subway station via a north-south underground tunnel.

The site will be landscaped along the Apple Mill Road frontage with unit pavers consistent in pattern and colour with those approved for the Transit Square proposal (File: DA.14.022) south of Apple Mill Road. Concrete planter beds with a mix of shrubs and florals are proposed north and south of the TTC subway ventilation shaft (Attachment #4). All street furniture and site lighting will be coordinated with the VMC Streetscape and Open Space Plan. The landscaped areas shown outside of York Region's ownership along the westerly lot line and Millway Avenue will be completed by Penguin Calloway, the adjacent land Owner through the review and approval of Site Development File DA.16.007 and a future Site Development application.

The proposed building elevations shown on Attachments #6 and #7 include a double glazed curtain wall, a heavy timber and steel roof and pre-cast concrete panels.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the site plan, including building details and explore the feasibility of undergrounding the transformer or finding appropriate alternative locations and or screening/treatment that minimizes the impact on the public realm. The final site plan, building elevations, landscape plan and details, signage and site lighting shall be approved by the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Public Art

The City's VMC Culture and Public Art Framework (VMC CPAF) and the Region's Official Plan set out requirements for Regional Centre Secondary Plans, including the VMC Secondary Plan, to include policies requiring public art to be incorporated into major Regional and City buildings. Furthermore, the VMC CPAF identifies sites throughout the VMC for public art to enhance the sense of place and create a distinct identity. The subject lands together with neighbouring public spaces, like Transit Square, Millway Avenue and the TTC entrance plaza have been selected as ideal locations for public art. In accordance with these policies, the Owner has incorporated public art in the form of a perforated metal screen around the TTC subway ventilation shaft as shown on Attachments #4 and #8. The final design of the public art component(s) shall be approved by the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department must approve the final site grading and servicing plan, erosion and sediment control plan, storm water management report, noise and vibration report, functional servicing report, geotechnical report and traffic impact study submitted in support of the Site Development Application. A condition to this effect is included in the recommendation of this report.

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Toronto Transit Commission (TTC)

The subject lands are located within the TTC development review zone. The YRT bus terminal will be developed around the VMC Subway Station ventilation shaft; the terminus of the Spadina Subway Line extension as shown on Attachment #4.

The development proposal includes a connection to the VMC subway station concourse level via an existing underground tunnel as shown on Attachment #5. The Site Development application has been circulated to the TTC for review. The Owner shall satisfy all requirements of the TTC, prior to the issuance of a building permit by the Vaughan Building Standards Department. A condition to this effect is included in the recommendation of this report.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Facilitate the development of the VMC

Regional Implications

The subject lands are owned by the Regional Municipality of York. The Region has been involved in the design process of the VMC Subway Station and its relationship to the YRT Bus Terminal and the BRT along Regional Road 7. The Site Development application has been circulated to the York Region Community Planning and Development Services Department for review and comment. The Region will continue to work with the TTC and the City of Vaughan to finalize the details of the YRT Bus Terminal. Any issues raised, shall be addressed by the Region prior to the issuance of a building permit by the Vaughan Building Standards Department. A condition to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.16.017 and Zoning By-law Amendment File Z.16.017 have been reviewed in accordance with the Corporate Centre Plan (OPA #500), the Avenue 7 Plan (OPA #663), the Vaughan Metropolitan Centre Secondary Plan (VOP 2010, Volume 2), Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Vaughan Development Planning Department is satisfied that the proposed YRT Bus Terminal is appropriate, as it conforms to the Official Plan and is in keeping with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018), to develop transit, cycling and pedestrian options to get around the City and facilitate the development of the VMC.

Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.017 to permit the York Region Transit bus terminal in the VMC, and Zoning By-law Amendment File Z.16.017 to remove the Holding Symbol "(H)" on the entirety of the subject lands to effectively zone the site C10 Corporate District Zone, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Context Site Plan
4. Site Plan

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5. Concourse Level Plan / Commuter Tunnel to VMC Subway Station
6. East and West Elevations
7. South and North Elevations
8. Public Art Component - Metal Screen for TTC Ventilation Shaft

Report prepared by:

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(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.)