

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 19, 2016**

***By receiving Confidential Communication C8 from the Deputy City Solicitor, dated January 18, 2016.***

**ZONING BY-LAW AMENDMENT FILE Z.15.021**

**1834371 ONTARIO INC.**

**WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated January 12, 2016, be approved;
- 2) That the following deputations be received:
  1. Mr. David McKay, MHBC Planning Limited, Weston Road, Woodbridge, on behalf of the applicant;
  2. Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant;
  3. Mr. Alexander Suriano, Davies Howe Partners LLP, Spadina Avenue, Toronto; and
  4. Mr. Robert Miller, Scargall Owen-King LLP, Yonge Street, Toronto, representing York Condominium Corporation 499 (YCC499); and
- 3) That the following Communications be received:
  - C1 Mr. John M. Alati, Davies Howe Partners LLP, Spadina Avenue, Toronto, dated January 8, 2016;
  - C2 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 12, 2016; and
  - C3 Mr. Barry A. Horosko, Horosko Planning Law, North Queen Street, Toronto, dated January 12, 2016.

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

- ## Contribution to Sustainability

### Economic Impact

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#### **Communications Plan**

- a) Date the Notice of Public Hearing was circulated: December 18, 2016
- b) Circulation Area: 150 m
- c) The application was also advertised as follows:
  - on the City's On-line Calendar;
  - included in the December 21, 2016, and January 4, 2016, e-news City Update, which is e-mailed to over 8,000 subscribers;
  - posted to the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed on the property (one along Regional Road 7 and one along Maplecrete Road) in accordance with the City's Notice Sign Procedures and Protocol;
  - on the December 17 and 24, 2016, and January 7, 2016, City Page; and,
  - posted on the City's Facebook and Twitter sites up to the January 12, 2016, Public Hearing.

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 Vaughan 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.

#### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.15.021 for the subject lands shown on Attachments #1 and #2, to revise the approved zoning for the building envelopes, building heights and conceptual site plan for the subject lands as shown on Attachments #3 and #4 to facilitate the reorganization of the proposed building envelopes as shown on Attachment #5 and the revised conceptual development as shown on Attachments #6 to #10. Table 1 below provides a summary of the proposed changes to the approved conceptual site plan:

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<b>Table 1: Changes to the Approved Conceptual Site Plan</b>		
	<b>Approved Conceptual Site Plan (Attachment #4)</b>	<b>Proposed Conceptual Site Plan (Attachment #6)</b>
<b>Number of Phases</b>	3	2
<b>Holding Symbol “(H)” Removal Conditions</b>	References 3 Phases	Reference 2 Phases
<b>Office Building Location</b>	Northeast corner of the subject lands	Northwest corner of the subject lands
<b>Office Building Height</b>	12-storeys	15-storeys
<b>Future East-West Road Connection to Lands to the West</b>	Located solely on the subject lands	Equally shared with the abutting south property
<b>Building Envelopes and Setbacks</b>	Based on the previous squared built form design	Curved built form design
<b>Proposed Public Square</b>	Depicted as a square shaped Public Square	Curved shaped Public Square
<b>Gross Floor Area (GFA) and Floor Space Index (FSI)</b>	Retail: 3,301 m <sup>2</sup> Office: 20,207 m <sup>2</sup> Residential: 87,119 m <sup>2</sup> Total GFA: 110,627 m <sup>2</sup> Density: 5.5 FSI (including 20,207 m <sup>2</sup> Office GFA)	Retail: 3,148 m <sup>2</sup> Office: 20,207 m <sup>2</sup> Residential: 92,272 m <sup>2</sup> Total GFA: 110,627 m <sup>2</sup> Density: 5.5 FSI (excluding 20,207 m <sup>2</sup> Office GFA) – see the Preliminary Review section of this report (Item b)

The proposed two-phased, mixed-use development proposal shown on Attachments #6 to #10 consists of the following:

- a) four residential towers with building heights ranging from 14-storeys to 35-storeys and a total of 1,328 residential units;
- b) one 15-storey office building with a total Gross Floor Area (GFA) of 20,207 m<sup>2</sup>; and,
- c) 3,148 m<sup>2</sup> of ground related commercial uses.

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#### Background - Analysis and Options

Location	<ul style="list-style-type: none"><li>Southwest corner of Maplecrete Road and Regional Road 7, known municipally as 2951 Regional Road 7 and 180 and 190 Maplecrete Road, shown as “Subject Lands” on Attachments #1 and #2.</li><li>The subject lands are located within the south east quadrant of the Vaughan Metropolitan Centre (VMC), which is the area planned as the future downtown for the City of Vaughan.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>The subject lands are designated “Corporate Centre Node” by the in-effect OPA #500 (Corporate Centre Plan), as amended by OPAs #528, #663 (The Avenue 7 Land Use Future Study Plan), and OPA #746, which extends the “Gateway Site” designation to 180 Maplecrete Road thereby permitting a maximum building height of 35-storeys and a Floor Space Index (FSI) of 5.5 on the entirety of the subject lands. OPA #746 further permits an urban square of approximately 0.25 ha. The proposed development ranges in height from 14 to 35-storeys with a maximum FSI of 5.5, and therefore, conforms to the Official Plan.</li><li>The subject lands are designated “Station Precinct” and “Neighbourhood Precinct” by the Vaughan Metropolitan Centre Secondary Plan (VMC Plan), which forms part of Volume 2 of Vaughan Official Plan 2010 (VOP 2010), and has been endorsed by Vaughan Council and York Region, and is pending approval from the Ontario Municipal Board (OMB).</li></ul>
Zoning	<ul style="list-style-type: none"><li>The subject lands are zoned C9 (H) Corporate Centre Zone and OS2 (H) Open Space Park Zone, both with the Holding Symbol “(H)” by Zoning By-law 1-88, as amended by site-specific By-law 095-2014.</li><li>Site-specific By-law 095-2014 was approved by the OMB on June 16, 2016, based on the original conceptual site plan shown on Attachment #5. Since the approval of the site-specific By-law by the OMB, the Owner now proposes to amend their conceptual site plan, as summarized in Table 1 and as shown on Attachments #6 to #10, which now requires the amendments to the approved building envelopes in site-specific By-law 095-2014.</li><li>All other approvals based the original conceptual site plan and permitted in By-law 095-2014 are not proposed to be amended, including the following:</li></ul>

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	<ul style="list-style-type: none"> <li>a) the 2.01 ha land area;</li> <li>b) a maximum of 1,328 residential units;</li> <li>c) uses permitted on the subject lands;</li> <li>d) 5.5 FSI maximum density;</li> <li>e) 35-storey maximum building height;</li> <li>f) stratified Public Square (public) arrangement; and,</li> <li>g) stratified north-south and east-west local roads (public) arrangement.</li> </ul> <ul style="list-style-type: none"> <li>▪ To facilitate the proposed conceptual site plan, an amendment to Zoning By-law 1-88, as amended by site-specific By-law 095-2014, is required.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #1.</li> </ul>

### Preliminary Review

Following a preliminary review of the application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENTS
a.	Appropriateness of the Proposed Building Envelopes and Setbacks	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed amendments to the approved building envelopes and setbacks on the subject lands will be reviewed in consideration of the planned and surrounding land uses and the policies of the Official Plan.</li> <li>▪ The Owner shall provide the grade vents and exit stair locations and details from the underground parking levels to the satisfaction of the Vaughan Development Planning and Parks Development Departments.</li> </ul>
b.	Vaughan Metropolitan Centre (VMC) Secondary Plan (not yet in effect)	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the policies in the VMC Plan including, but not limited to:</li> <li>▪ the vision and principles identified in the Plan including the contribution of the proposed development to creating a VMC downtown area that is transit-oriented, walkable, accessible, diverse, vibrant, green, and beautiful;</li> <li>▪ the development criteria policies, specifically the maximum tower floor plate area of 750 m<sup>2</sup>;</li> <li>▪ the urban design and built form policies of the Plan; and,</li> <li>▪ the requirement for a Noise and Vibration Study for residential development proposals.</li> </ul>

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		<ul style="list-style-type: none"> <li>Aligning with the policies of the VMC Plan (Section 8.1.3), the proposed mixed-use development contains over 10,000 m<sup>2</sup> GFA (20,207m<sup>2</sup>) devoted to office uses within the “Station Precinct” designation. The VMC Plan as endorsed by Vaughan Council, permits the exclusion of the office use GFA from the density calculation. The proposed conceptual site plan, shown on Attachment #6, excludes the 20,207 m<sup>2</sup> office GFA, and has allowed the Owner to maintain the originally approved density of 5.5 FSI on the subject lands. For the Owner to take advantage of this policy, the final approval of the VMC Plan is required.</li> </ul>
c.	VMC Community Improvement Plan (CIP) for Office Uses	<ul style="list-style-type: none"> <li>On November 17, 2016, Vaughan Council considered the Community Improvement Plan (CIP) for office uses in the VMC, which will require final approval by York Region and the Ministry of Municipal Affairs and Housing (MMAH). One of the qualifiers for a CIP incentive is that a development must contain at least 7,000 m<sup>2</sup> of office space. The proposed mixed-use development fulfills the criteria required to apply for the CIP program. The review of any application will consider the emerging policies of the VMC CIP Plan for Office Uses.</li> </ul>
d.	Supporting Documents	<p>The following documents submitted in support of the application must be reviewed and approved by the Vaughan Development Engineering and Infrastructure Planning (DEIP) and Development Planning Departments:</p> <ul style="list-style-type: none"> <li>Sun/Shadow Study</li> <li>Pedestrian Level Wind Preliminary Assessment</li> <li>Phase 1 Environmental Site Assessment</li> <li>Functional Servicing Report</li> <li>Grading Plan</li> <li>Noise and Vibration Report</li> </ul>
e.	CN Rail	<ul style="list-style-type: none"> <li>The Owner must address noise mitigation measures and compliance with the Ministry of Environment and Climate Change (MOECC) noise guidelines under NPC-300 Class 1 (Urban) environment for the proposed mixed-use development to ensure land use compatibility within the noise influence area of CN’s MacMillian Yard, to the satisfaction of CN Rail and the City.</li> </ul>
f.	Related Development Applications	<ul style="list-style-type: none"> <li>The related Site Development File DA.13.021 will be reviewed to ensure appropriate building and site design, pedestrian and barrier-free accessibility, access, sustainability features, internal traffic circulation, parking, landscaping, servicing and grading, stormwater management, surrounding pedestrian and vehicular connectivity, and street level animation.</li> <li>The related Draft Plan of Subdivision File 19T-13V006 will be reviewed to ensure the appropriateness of the proposed street network in consideration of the fine-grain street network of the</li> </ul>

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		<p>VMC Plan, the response to streetscape components, stratified arrangements under the proposed new local roads and the public square, and connectivity to the lands to the west.</p> <ul style="list-style-type: none"><li>▪ The configuration of the proposed stratified public square will be reviewed for parkland dedication and credits, which will include a thorough review of the valuation of credits for lands encumbered by underground parking, exit stairs, access and maintenance easements, etc., to the satisfaction of the City of Vaughan.</li></ul>
g.	Vaughan Design Review Panel	<ul style="list-style-type: none"><li>▪ The application will be reviewed with regard to the recommendations of the Vaughan Design Review Panel of September 25, 2016.</li></ul>
h.	Black Creek Renewal	<ul style="list-style-type: none"><li>▪ The Owner shall submit to the satisfaction of the Vaughan DEIP Department and the Toronto and Region Conservation Authority (TRCA), a “Black Creek Renewal Integration Study/Compatibility Study” being a demonstration plan (conceptual) that considers the feasibility of the proposed building envelopes located along the west property line adjacent to the Black Creek flood line in advance of the final Black Creek Renewal work, which is expected to be completed in 2017. The Owner will be required to submit a detailed Study based on the outcome of the demonstration plan, which will be required prior to the approval of Site Development File DA.13.021.</li><li>▪ The VMC Master Servicing Plan and the Black Creek Optimization Study recommends the following improvements to service urban growth in the VMC and surrounding Black Creek Watershed area:<ul style="list-style-type: none"><li>a) Improve the quality of runoff contributing to the Black Creek from the lands within the VMC, which includes work related to the Stormwater Management Facility located on the northeast corner of Jane Street and Regional Road 7;</li><li>b) Address flooding issues adjacent to Jane Street between Regional Road 7 and Highway 407, which includes the construction of a naturalized channel between Regional Road 7 and Highway 407 and related works including the replacement of the two culvert road crossings at Doughton Road and Interchange Way; and,</li><li>c) In-Stream restoration measures to address localized erosion and bank instability issues within the Black Creek Watershed area, between Highway 407 and Steeles Avenue West.</li></ul></li></ul>

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		<ul style="list-style-type: none"><li>▪ These works collectively are referred to as the “VMC Jane/Hwy 7 Stormwater Management and Black Creek Flood &amp; Erosion Works.” Upon approval of Site Development File DA.13.021, the Owner shall be subject to a proportionate share of a financial strategy, which will include the enactment of an Area Specific Development Charge (ASDC) to collect the necessary funds for the construction of these works.</li></ul>
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**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, 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.

**Attachments**

1. Context Location Map
2. Location Map
3. Original Schedule to By-law 095-2014
4. Original Conceptual Site Plan
5. Proposed By-law Schedule
6. Proposed Conceptual Site Plan
7. Conceptual Perspective (Southwest View)
8. Conceptual Perspective (Southwest Street View)
9. Conceptual Perspective (Northeast View - Public Square)
10. Conceptual Perspective (Aerial Public Square View)

**Report prepared by:**

Stephen Lue, Senior Planner, ext. 8210

(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.)