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Communication  
COUNCIL: June 27/17  
CW Rpt. No. 26 Item 38

**DATE:** June 23, 2017

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT

**RE:** COMMUNICATION - COUNCIL MEETING, JUNE 27, 2017  
ITEM NO. 38, REPORT NO. 26  
COMMITTEE OF THE WHOLE – June 20, 2017

ZONING BY-LAW AMENDMENT FILE Z.17.005  
SITE DEVELOPMENT FILE DA.17.014  
VMC RESIDENCES LIMITED PARTNERSHIP BY ITS GENERAL PARTNER: VMC RESIDENCES GP INC.  
ZONING BY-LAW AMENDMENT FILE Z.17.006  
PENGUIN-CALLOWAY (VAUGHAN) INC.  
WARD 4 - VICINITY OF MILLWAY AVENUE AND PORTAGE PARKWAY

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### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT this communication BE RECEIVED, as information.

### Background

The Committee of the Whole on June 20, 2017, considered a technical report (Item 38 of Report 26) from the Deputy City Manager, Planning & Growth Management regarding Zoning By-law Amendment and Site Development Files Z.17.005 and DA.17.014 (VMC Residences Limited Partnership by its General Partner: VMC Residences GP Inc.) and Zoning By-law Amendment File Z.17.006 (Penguin-Calloway (Vaughan) Inc.), to facilitate a development proposal consisting of two 55-storey residential apartment buildings. The Zoning By-law Amendment applications proposed to permit the transfer of unused density and building height from two sites ("Donor Site 1" and "Donor Site 2") to a "Receiver Site", shown on Attachments #1 and #2.

When unused density and building height is transferred from a donor site, the remaining density and building height must be reflected in the implementing Zoning By-law. The technical report considered by Council states:

"For the purpose of this report, the Owner has agreed to use 6-storeys of unused building height. Furthermore, the Owner has requested that staff re-evaluate the development potential of "Donor Site 2" in light of their consultant's April 6, 2017, 6-storey development scenario."

Development Planning Staff have engaged in discussions with the Owners and have re-evaluated the unused density and building height for "Donor Site 2". The maximum density (i.e. Gross Floor Area) on "Donor Site 2" remains at 3,288 m<sup>2</sup>, as identified in the technical report. However, the technical report identified that the remaining unused building height is 2-storeys. The VMC Secondary Plan permits an approximate floor plate size of 750 m<sup>2</sup>. The intent of the VMC Secondary Plan is to permit densities based



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# memorandum

on reasonable developability where the building height may vary (i.e. increase or decrease) based on the floor plate size.

In consideration of the irregular configuration of "Donor Site 2", as shown on Attachment #2, and the density and building height transfer policies in the VMC Secondary Plan as approved by the Ontario Municipal Board (OMB), staff are satisfied that a smaller floor plate size is considered reasonable to facilitate any development on this site. In order to achieve a full-storey, a minimum floor plate size of 548m<sup>2</sup> is proposed that results in an unused building height of 6-storeys (i.e. 3,288 m<sup>2</sup> of unused density divided by 548 m<sup>2</sup>). Accordingly, the maximum permitted unused density and building height available for development on "Donor Site 2" would be 3,288 m<sup>2</sup> and 6-storeys, instead of 3,288 m<sup>2</sup> and 2-storeys, as described in the technical report. This unused density and building height will be included in the implementing Zoning By-law.

## Conclusion

The Development Planning Department supports the position that the remaining unused maximum permitted density and building height on "Donor Site 2" represents the reasonable developability of the lands, given its irregular configuration, and conforms to the policies contained in the VMC Secondary Plan, pursuant to the June 12, 2017, OMB Oral Decision and Order, as identified in the technical report.

Respectfully submitted,

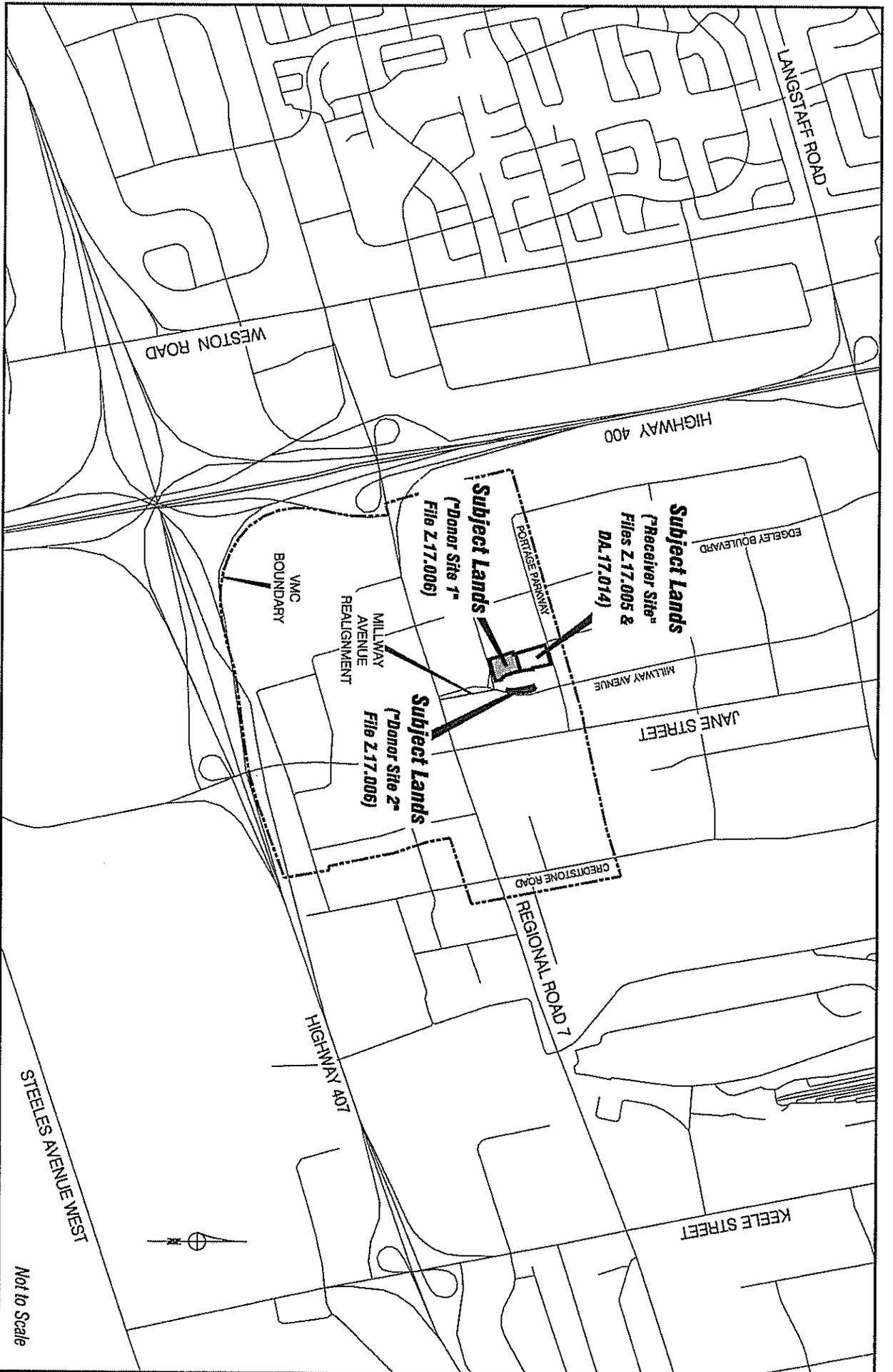
JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

Copy to: Barbara A. McEwan, City Clerk  
Daniel Kostopoulos, City Manager  
Mauro Peverini, Director of Development Planning

SL/cm

## Attachment

1. Context Location Map
2. Location Map



# Context Location Map

LOCATION:  
Part of Lots 6 and 7, Concession 5

APPLICANT: VMC Residences Limited Partnership by its General Partner: VMC Residences GP Inc. & Penguin - Calloway (Vaughan) Inc.

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**VAUGHAN**

Development Planning  
Department

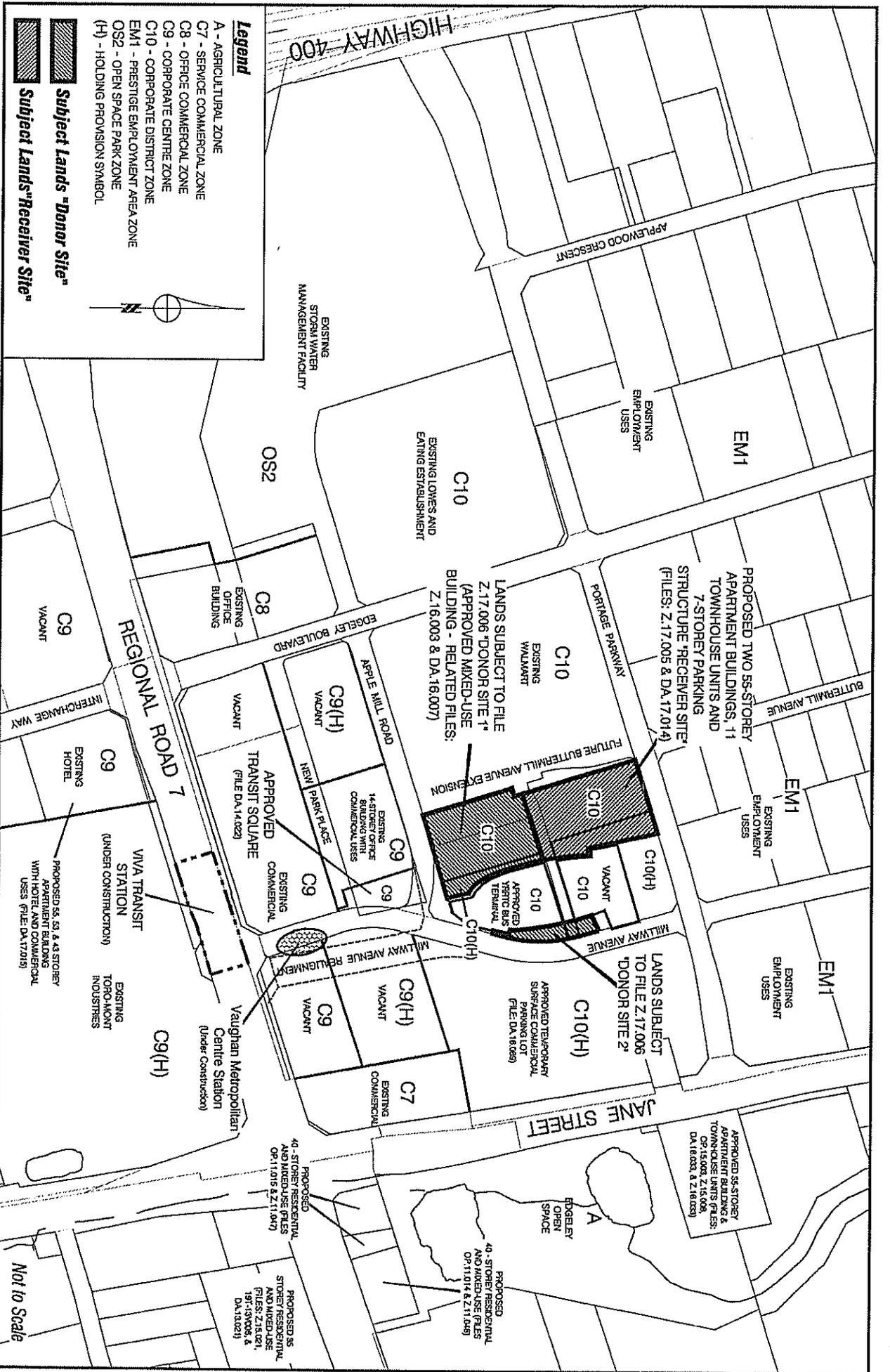
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# Attachment

FILES: Z.17.005, Z.17.006 & DA.17.014

DATE:  
June 20, 2017





# Location Map

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