

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

27

The Committee of the Whole recommends:

- ## Recommendation

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- i) “The Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development Department, has no objection in principle with the ultimate Vaughan Metropolitan Centre Transit Square design. The Owner shall agree to re-evaluate the ultimate design and implementation of Transit Square with the City three (3) years from the date of the execution of the Site Plan Agreement or through the planning application review process for the future building on the north portion of the subject lands, whichever occurs first. Should the City, in consultation with the Owner determine at this time, that the useability of the Transit Square is impacted by the interim condition, the Owner may be required to advance a portion of Transit Square to the ultimate design.”
 - ii) “At the time of the redevelopment of a portion of the subject lands for a future residential building, the Owner shall agree to comprehensively design the ultimate Transit Square condition to provide for appropriate interfaces with the future development and the immediate surrounding area, to the satisfaction of the Vaughan Development Planning Department.”
 - iii) “The Owner shall agree to comprehensively and seamlessly integrate, coordinate, and construct the ultimate pavement treatment design with the immediate surrounding area, being the KPMG office building lands, the boulevard areas of Apple Mill Road and New Park Place, TTC Plaza and the streetscape design along the western edge of the Millway Avenue realignment, to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments. The elements must have consideration for the Vaughan Council approved VMC Streetscape Open Space Plan.”
 - iv) “The Owner shall agree to construct the Millway Avenue boulevard treatment between Apple Mill Road and New Park Place in accordance with York Region’s design specifications for Millway Avenue and incorporating the extended custom paving and curbing detailed on the site plan.”
 - v) “The Owner acknowledges that Cash-in-Lieu of Parkland payment in accordance with the Planning Act and City of Vaughan Policy shall be required unless otherwise agreed to in a separate agreement between the Owner and the City for the Transit Square and the TTC Plaza design and construction, to the satisfaction of the Office of the City Solicitor, Vaughan Real Estate Department.”
3. THAT the Owner shall post separate Letters of Credit with the City of Vaughan to secure all works within Transit Square (interim and ultimate conditions) and external works to the subject lands, in amounts to the satisfaction of the City. This requirement shall be included in the Site Plan Agreement.
4. THAT the Owner is authorized to finalize the interim and ultimate design and construction details of the external works to the subject lands (including City owned lands), to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments.

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5. THAT the Owner shall enter into a Permission to Enter and Construct Agreement to allow access to the City owned property to be incorporated into the Transit Square development subject to the parties entering into an Agreement for the Transit Square and TTC plaza design and construction.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner advises that the development proposal, a flexible and multi-purpose publically accessible space, will include the following, but not limited to, sustainable site features:

- Innovative stormwater technologies
- Construction waste management and building material reuse
- Light pollution reduction
- LED lighting for all external fixtures

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 the following applications:

1. Zoning By-law Amendment File Z.16.020 to amend Zoning By-law 1-88, specifically site-specific Exception 9(959), to remove the Holding Symbol “(H)” from the subject lands zoned C9(H) Corporate Centre Zone, thereby effectively zoning the subject lands C9 Corporate Centre Zone as shown on Attachment #3.

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2. Site Development File DA.14.022 for the subject lands shown on Attachments #1 and #2, to permit the development of the interim condition for the VMC Transit Square, as shown on Attachments #4 and #5.

Background - Analysis and Options

Synopsis:

The Owner proposes to remove the Holding Symbol “(H)” from the subject lands and to develop the 0.27 ha lands with the interim condition for Transit Square. The Vaughan Development Planning Department supports the Site Development application as a Transit Square is permitted in the Official Plan and Zoning By-law, is compatible with the existing and planned surrounding area, and will be the catalyst for future development in the Vaughan Metropolitan Centre (VMC). The Transit Square is expected to be a primary nexus for pedestrian activity that will accommodate a wide range of uses.

Location

The subject lands are bound by Apple Mill Road to the north, New Park Place to the south, the existing KPMG office building to the west, and the future TTC Plaza and Millway Realignment to the east, and shown as “Subject Lands” on Attachment #2. Currently, the site is used as the staging area for the VMC Subway Station construction. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Corporate Centre Node” by the in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #528 and OPA #663 (The Avenue 7 Land Use Future Study Plan). The “Corporate Centre Node” designation permits the Transit Square use. The development proposal conforms to OPA #500, as amended.

The subject lands are designated “Major Parks and Open Spaces” by the partially approved VMC Secondary Plan, which forms part of the Volume 2 to the Vaughan Official Plan 2010 (VOP 2010). The proposed Transit Square use is permitted by the VMC Secondary Plan. Transit Square is also shown as a designation in Schedule “D”, “Major Parks and Open Space” in the VMC Secondary Plan. The development proposal conforms to the partially approved VMC Secondary Plan.

Zoning By-law 1-88

The subject lands are zoned C9(H) Corporate Centre Zone with the Holding Symbol “(H)”, as shown on Attachment #2, subject to site-specific Exception 9(959) by Zoning By-law 1-88. The condition for the removal of the Holding Symbol “(H)” is Vaughan Council’s approval of Site Development File DA.14.022. The removal of the Holding Symbol “(H)” to facilitate the construction of the VMC Transit Square is appropriate and can be supported by the Vaughan Development Planning Department.

Transit Square

The City is reviewing the interim and ultimate designs for Transit Square and TTC Plaza under a separate, but parallel process, regarding broader public/open space considerations within the VMC, which will be brought forward for Vaughan Council’s consideration under a separate report. This review includes considerations related to construction, ownership, operations, maintenance and use / programming of Transit Square and TTC Plaza lands moving forward.

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Site Plan

The Owner is proposing to develop the interim condition for the VMC Transit Square, as shown on Attachments #4 and #5. The VMC Transit Square is proposed to be developed in two phases including the interim and ultimate conditions as follows:

a) Interim Condition

The interim condition of the VMC Transit Square is shown on Attachments #4 and #5, and includes 6 m wide paths consisting of precast concrete unit pavers arranged in diamond patterns that would create 11 m by 11 m lawn (sodded) areas that are bordered with steel edges. The main pedestrian connection, which will be defined by 2 rows of trees, bisects Transit Square to provide a direct link between the TTC Plaza lands and the VMC Subway Station with the KPMG office building. The interim condition will also include the installation of conduits and electrical requirements to accommodate services for future public events.

The Vaughan Development Planning Department has no objection to the interim condition of the development proposal. The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and Parks Development Department have no objection to the proposed interim condition subject to finalization of the site and landscape plans. A condition to this effect is included in the recommendation of this report.

b) Future Ultimate Condition

The intent of implementing the interim condition for the VMC Transit Square is to provide a comfortable pedestrian experience for the transit users upon the opening of the VMC Subway Station in late 2017. The Owner anticipates developing a portion of the subject lands for a future building generally in the area identified on Attachment #6. It is expected that the future development of this portion of the subject lands will affect the configuration of the interim condition of the VMC Transit Square and the ultimate boundary of Transit Square as shown on Attachment #6. In addition, it is expected that with the construction of the future building, a potential underground parking garage may be built beneath Transit Square.

The Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development Department, has no objection with the ultimate Transit Square design in principle, as shown on Attachments #6 and #7. In order to ensure the implementation of the ultimate Transit Square design, a condition will be included in the Site Plan Agreement requiring the Owner to re-evaluate the implementation of the ultimate design with the City either three (3) years from the date of the execution of the Site Plan Agreement or through the planning application review process for the future building on the subject lands, whichever occurs first. Should the City, in consultation with the Owner, determine at this time that the useability of the space is impacted by the interim condition, the Owner may be required to advance a portion of Transit Square to the ultimate design. The Vaughan Development Planning and Vaughan Parks Development Departments will review the ultimate Transit Square design for adequate integration with the adjacent surrounding lands.

c) Phasing and Implementation

The Owner will be required to prepare a phasing and implementation plan outlining the sequencing, implementation schedule, and timing of construction activities, including

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plans for the interim and ultimate design, prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

d) Transit Square and TTC Plaza – Draft Plan of Subdivision Conditions

The subject lands are located immediately east of the limit of approved Plan of Subdivision File 19T-12V007 (Calloway REIT (Sevenbridge) Inc.), which includes specific conditions of subdivision approval related to the subject lands and additional lands external to the subdivision as follows:

- The Owner acknowledged that the Site Development application related to the Transit Square (subject File DA.14.022) will include the design of the TTC Plaza, which is the abutting property east of the Transit Square;
- The Letter of Credit reference in the Transit Square Site Plan Agreement shall also include the external works on the TTC Plaza and the boulevard frontage on the west side of Millway Avenue; and,
- The Letter of Credit will remain in effect until the Transit Square, TTC Plaza and Millway Avenue frontage have been constructed to the satisfaction of the City.

The Owner has agreed to comprehensively design, seamlessly integrate, coordinate, and construct, the ultimate pavement treatment design with the immediate surrounding area, being the KPMG office building lands, the boulevard areas of Apple Mill Road and New Park Place, the TTC Plaza, and the western edge of the Millway Avenue realignment, to the satisfaction of the Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development and the Vaughan Development Engineering and Infrastructure Planning Departments. The elements must have consideration for the Vaughan Council approved VMC Streetscape Open Space Plan. In addition, conditions of approval are included in the recommendation of this report to ensure the above-noted subdivision conditions and the interim and ultimate designs for Transit Square are implemented.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the development proposal and has no objection to the approval of the interim design for the VMC Transit Square, subject to the finalization of the site servicing and grading plan, stormwater management report, and lighting plan. A condition to this effect is included in the recommendations of this report.

Vaughan Real Estate Department

The Office of the City Solicitor, Vaughan Real Estate Department has advised that the Owner shall acknowledge that Cash-in-Lieu of Parkland payment in accordance with the Planning Act and City of Vaughan Policy may be required unless otherwise agreed to in a separate agreement between the Owner and the City for the Transit Square and the TTC Plaza design and construction, to the satisfaction of the Office of the City Solicitor, Vaughan Real Estate Department. A condition to this effect is included in the recommendation of this report.

PowerStream

PowerStream has indicated no objection to the development proposal, subject to the Owner contacting PowerStream to discuss all aspects of the project.

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Toronto Transit Commission (TTC)

In 2003, the Toronto Transit Commission (TTC) and the City of Toronto began initial broad-based consideration of the extension for the Spadina Subway Line, which resulted in the establishment of the Toronto York Spadina Subway Extension (TYSSE) project that supports compact urban forms and offer alternative modes of transportation to the single occupant vehicle. The development proposal is adjacent to the Spadina Subway Line extension, which is within the TTC development review zone.

The development proposal has been circulated to the TTC. The Owner will be required to satisfy all the requirements of the TTC. A condition to this effect has been included in the recommendations 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):

- Facilitate the development of the VMC
- Invest, renew and manage infrastructure and assets
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City
- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment File Z.16.020 (to remove the Holding “H” provision) and Site Development File Z.16.003 in consideration of the policies of the Official Plan, Zoning By-law 1-88, and comments received from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposal to permit the 0.27 ha Transit Square in the VMC is appropriate and will be the catalyst for future developments in the planned surrounding area.

Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning – Holding Symbol “H” Removal
4. Site Plan (Interim Condition)
5. Rendering (Interim Condition)
6. Site Plan (Ultimate Condition)
7. Rendering (Ultimate Condition)

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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.)

COMMITTEE OF THE WHOLE JUNE 21, 2016

ZONING BY-LAW AMENDMENT FILE Z.16.020

SITE DEVELOPMENT FILE DA.14.022

PENGUIN-CALLOWAY (VAUGHAN) INC.

WARD 4 - VICINITY OF MILLWAY AVENUE AND APPLE MILL ROAD

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.020 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically site-specific Exception 9(959), to remove the Holding Symbol “(H)” from the subject lands zoned C9 (H) Corporate Centre Zone with the Holding Symbol “(H)” as shown on Attachment #2, thereby effectively zoning the subject lands C9 Corporate Centre Zone, in the manner shown on Attachment #3.
2. THAT Site Development File DA.14.022 (Penguin-Calloway (Vaughan) Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 for the interim condition of the Vaughan Metropolitan Centre (VMC) Transit Square, as shown on Attachments #4 and #5, subject to the following:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, and lighting plan;
 - iii) the Owner shall provide a phasing and implementation plan for the interim and ultimate conditions for Transit Square;
 - iv) the Owner shall satisfy all the requirements of the Toronto Transit Commission (TTC);
 - v) the Owner shall submit an AutoCAD site plan, grading plan, and 3D digital model in accordance with the City’s Draft Submission Protocol;
 - b) that the Site Plan Agreement shall include the following conditions:
 - i) “The Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development Department, has no objection in principle with the ultimate Vaughan Metropolitan Centre Transit Square design. The Owner shall agree to re-evaluate the ultimate design and implementation of Transit Square with the City three (3) years from the date of the execution of the Site Plan Agreement or through the planning application review process for the future building on the north portion of the subject lands, whichever occurs first. Should the City, in consultation with the Owner determine at this time, that the useability of the Transit Square is impacted by the interim condition, the Owner may be required to advance a portion of Transit Square to the ultimate design.”

- ii) “At the time of the redevelopment of a portion of the subject lands for a future residential building, the Owner shall agree to comprehensively design the ultimate Transit Square condition to provide for appropriate interfaces with the future development and the immediate surrounding area, to the satisfaction of the Vaughan Development Planning Department.”
 - iii) “The Owner shall agree to comprehensively and seamlessly integrate, coordinate, and construct the ultimate pavement treatment design with the immediate surrounding area, being the KPMG office building lands, the boulevard areas of Apple Mill Road and New Park Place, TTC Plaza and the streetscape design along the western edge of the Millway Avenue realignment, to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments. The elements must have consideration for the Vaughan Council approved VMC Streetscape Open Space Plan.”
 - iv) “The Owner shall agree to construct the Millway Avenue boulevard treatment between Apple Mill Road and New Park Place in accordance with York Region’s design specifications for Millway Avenue and incorporating the extended custom paving and curbing detailed on the site plan.”
 - v) “The Owner acknowledges that Cash-in-Lieu of Parkland payment in accordance with the Planning Act and City of Vaughan Policy shall be required unless otherwise agreed to in a separate agreement between the Owner and the City for the Transit Square and the TTC Plaza design and construction, to the satisfaction of the Office of the City Solicitor, Vaughan Real Estate Department.”
3. THAT the Owner shall post separate Letters of Credit with the City of Vaughan to secure all works within Transit Square (interim and ultimate conditions) and external works to the subject lands, in amounts to the satisfaction of the City. This requirement shall be included in the Site Plan Agreement.
 4. THAT the Owner is authorized to finalize the interim and ultimate design and construction details of the external works to the subject lands (including City owned lands), to the satisfaction of the Vaughan Development Planning, Vaughan Development Engineering and Infrastructure Planning, and Vaughan Parks Development Departments.
 5. THAT the Owner shall enter into a Permission to Enter and Construct Agreement to allow access to the City owned property to be incorporated into the Transit Square development subject to the parties entering into an Agreement for the Transit Square and TTC plaza design and construction.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
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Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

In accordance with the goals and objectives identified above, the Owner advises that the development proposal, a flexible and multi-purpose publically accessible space, will include the following, but not limited to, sustainable site features:

- Innovative stormwater technologies
- Construction waste management and building material reuse
- Light pollution reduction
- LED lighting for all external fixtures

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 the following applications:

1. Zoning By-law Amendment File Z.16.020 to amend Zoning By-law 1-88, specifically site-specific Exception 9(959), to remove the Holding Symbol "(H)" from the subject lands zoned C9(H) Corporate Centre Zone, thereby effectively zoning the subject lands C9 Corporate Centre Zone as shown on Attachment #3.
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Background - Analysis and Options

Synopsis:

The Owner proposes to remove the Holding Symbol "(H)" from the subject lands and to develop the 0.27 ha lands with the interim condition for Transit Square. The Vaughan Development Planning Department supports the Site Development application as a Transit Square is permitted in the Official Plan and Zoning By-law, is compatible with the existing and planned surrounding area, and will be the catalyst for future development in the Vaughan Metropolitan Centre (VMC). The Transit Square is expected to be a primary nexus for pedestrian activity that will accommodate a wide range of uses.

Location

The subject lands are bound by Apple Mill Road to the north, New Park Place to the south, the existing KPMG office building to the west, and the future TTC Plaza and Millway Realignment to the east, and shown as "Subject Lands" on Attachment #2. Currently, the site is used as the staging area for the VMC Subway Station construction. The surrounding land uses are shown on Attachment #2.

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The subject lands are designated "Major Parks and Open Spaces" by the partially approved VMC Secondary Plan, which forms part of the Volume 2 to the Vaughan Official Plan 2010 (VOP 2010). The proposed Transit Square use is permitted by the VMC Secondary Plan. Transit Square is also shown as a designation in Schedule "D", "Major Parks and Open Space" in the VMC Secondary Plan. The development proposal conforms to the partially approved VMC Secondary Plan.

Zoning By-law 1-88

The subject lands are zoned C9(H) Corporate Centre Zone with the Holding Symbol "(H)", as shown on Attachment #2, subject to site-specific Exception 9(959) by Zoning By-law 1-88. The condition for the removal of the Holding Symbol "(H)" is Vaughan Council's approval of Site Development File DA.14.022. The removal of the Holding Symbol "(H)" to facilitate the construction of the VMC Transit Square is appropriate and can be supported by the Vaughan Development Planning Department.

Transit Square

The City is reviewing the interim and ultimate designs for Transit Square and TTC Plaza under a separate, but parallel process, regarding broader public/open space considerations within the VMC, which will be brought forward for Vaughan Council's consideration under a separate report. This review includes considerations related to construction, ownership, operations, maintenance and use / programming of Transit Square and TTC Plaza lands moving forward.

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The Vaughan Development Planning Department has no objection to the interim condition of the development proposal. The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and Parks Development Department have no objection to the proposed interim condition subject to finalization of the site and landscape plans. A condition to this effect is included in the recommendation of this report.

b) Future Ultimate Condition

The intent of implementing the interim condition for the VMC Transit Square is to provide a comfortable pedestrian experience for the transit users upon the opening of the VMC Subway Station in late 2017. The Owner anticipates developing a portion of the subject lands for a future building generally in the area identified on Attachment #6. It is expected that the future development of this portion of the subject lands will affect the configuration of the interim condition of the VMC Transit Square and the ultimate boundary of Transit Square as shown on Attachment #6. In addition, it is expected that with the construction of the future building, a potential underground parking garage may be built beneath Transit Square.

The Vaughan Development Planning Department, in collaboration with the Vaughan Parks Development Department, has no objection with the ultimate Transit Square design in principle, as shown on Attachments #6 and #7. In order to ensure the implementation of the ultimate Transit Square design, a condition will be included in the Site Plan Agreement requiring the Owner to re-evaluate the implementation of the ultimate design with the City either three (3) years from the date of the execution of the Site Plan Agreement or through the planning application review process for the future building on the subject lands, whichever occurs first. Should the City, in consultation with the Owner, determine at this time that the useability of the space is impacted by the interim condition, the Owner may be required to advance a portion of Transit Square to the ultimate design. The Vaughan Development Planning and Vaughan Parks Development Departments will review the ultimate Transit Square design for adequate integration with the adjacent surrounding lands.

c) Phasing and Implementation

The Owner will be required to prepare a phasing and implementation plan outlining the sequencing, implementation schedule, and timing of construction activities, including plans for the interim and ultimate design, prior to the execution of the Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

d) Transit Square and TTC Plaza – Draft Plan of Subdivision Conditions

The subject lands are located immediately east of the limit of approved Plan of Subdivision File 19T-12V007 (Calloway REIT (Sevenbridge) Inc.), which includes specific conditions of subdivision approval related to the subject lands and additional lands external to the subdivision as follows:

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- The Letter of Credit will remain in effect until the Transit Square, TTC Plaza and Millway Avenue frontage have been constructed to the satisfaction of the City.

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Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the development proposal and has no objection to the approval of the interim design for the VMC Transit Square, subject to the finalization of the site servicing and grading plan, stormwater management report, and lighting plan. A condition to this effect is included in the recommendations of this report.

Vaughan Real Estate Department

The Office of the City Solicitor, Vaughan Real Estate Department has advised that the Owner shall acknowledge that Cash-in-Lieu of Parkland payment in accordance with the Planning Act and City of Vaughan Policy may be required unless otherwise agreed to in a separate agreement between the Owner and the City for the Transit Square and the TTC Plaza design and construction, to the satisfaction of the Office of the City Solicitor, Vaughan Real Estate Department. A condition to this effect is included in the recommendation of this report.

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The development proposal has been circulated to the TTC. The Owner will be required to satisfy all the requirements of the TTC. A condition to this effect has been included in the recommendations 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):

- Facilitate the development of the VMC

- Invest, renew and manage infrastructure and assets
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City
- Support and promote arts, culture, heritage and sports in the community

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment File Z.16.020 (to remove the Holding “H” provision) and Site Development File Z.16.003 in consideration of the policies of the Official Plan, Zoning By-law 1-88, and comments received from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposal to permit the 0.27 ha Transit Square in the VMC is appropriate and will be the catalyst for future developments in the planned surrounding area.

Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning – Holding Symbol “H” Removal
4. Site Plan (Interim Condition)
5. Rendering (Interim Condition)
6. Site Plan (Ultimate Condition)
7. Rendering (Ultimate Condition)

Report prepared by:

Stephen Lue, Senior Planner, ext. 8210

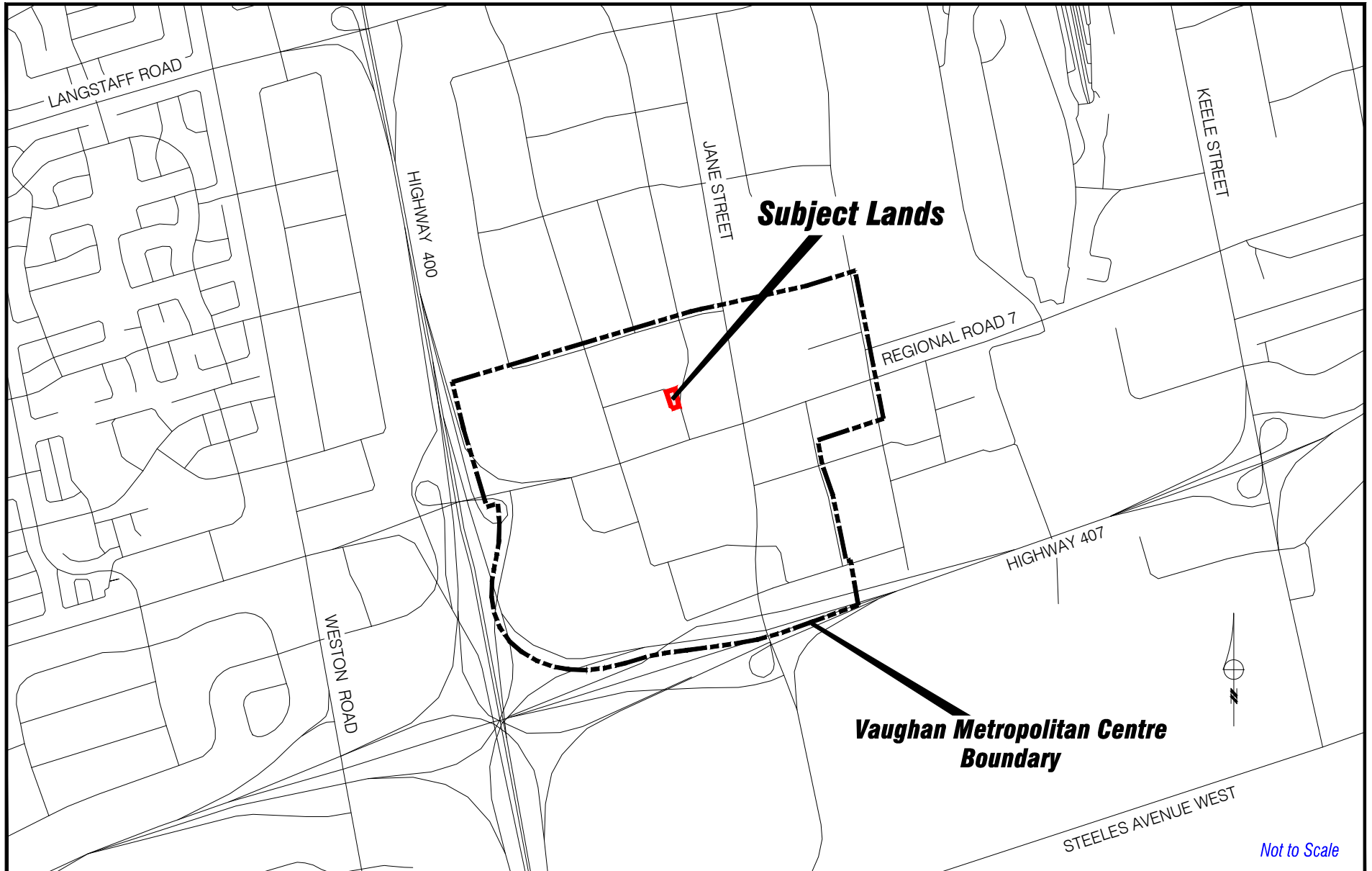
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM



Not to Scale

Context Location Map

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

N:\GIS_Archive\Attachments\Z\z.16.020.dwg

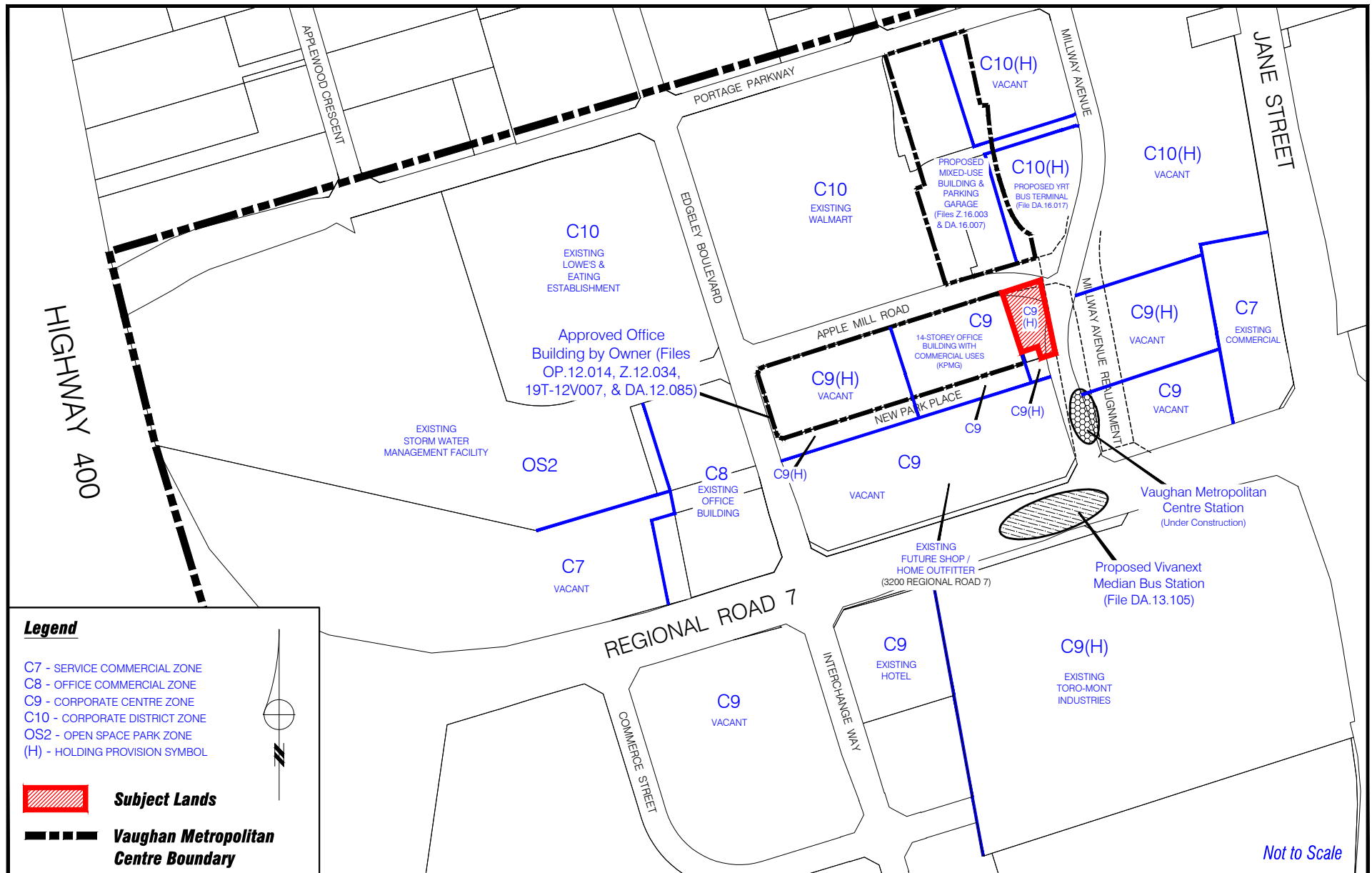


Attachment

FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

1



Location Map

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

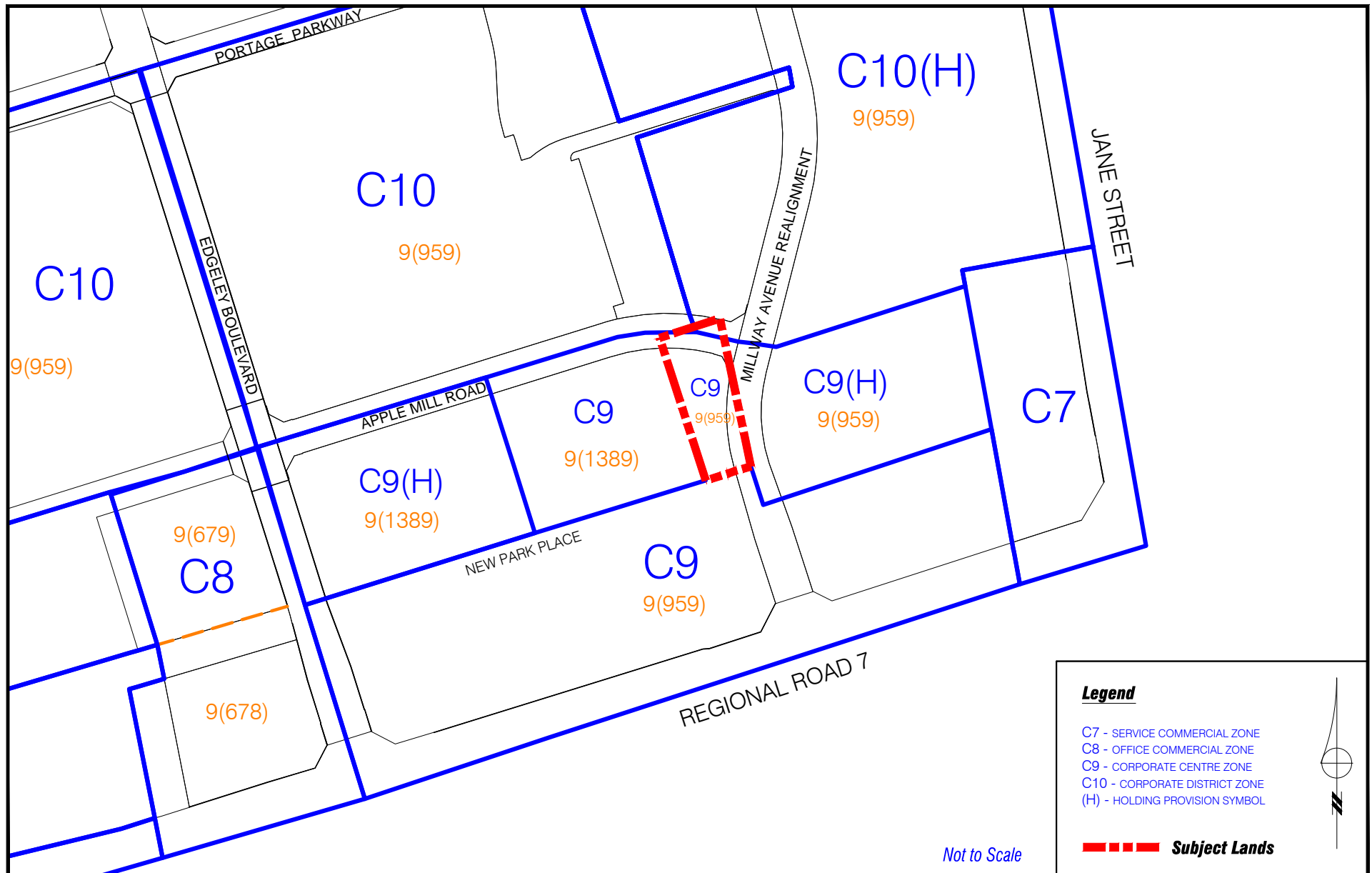
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Attachment
2

FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016



Proposed Zoning - Holding Symbol ("H") Removal

APPLICANT: PENGUIN - CALLOWAY (VAUGHAN) INC. LOCATION: Part of Lot 6, Concession 5

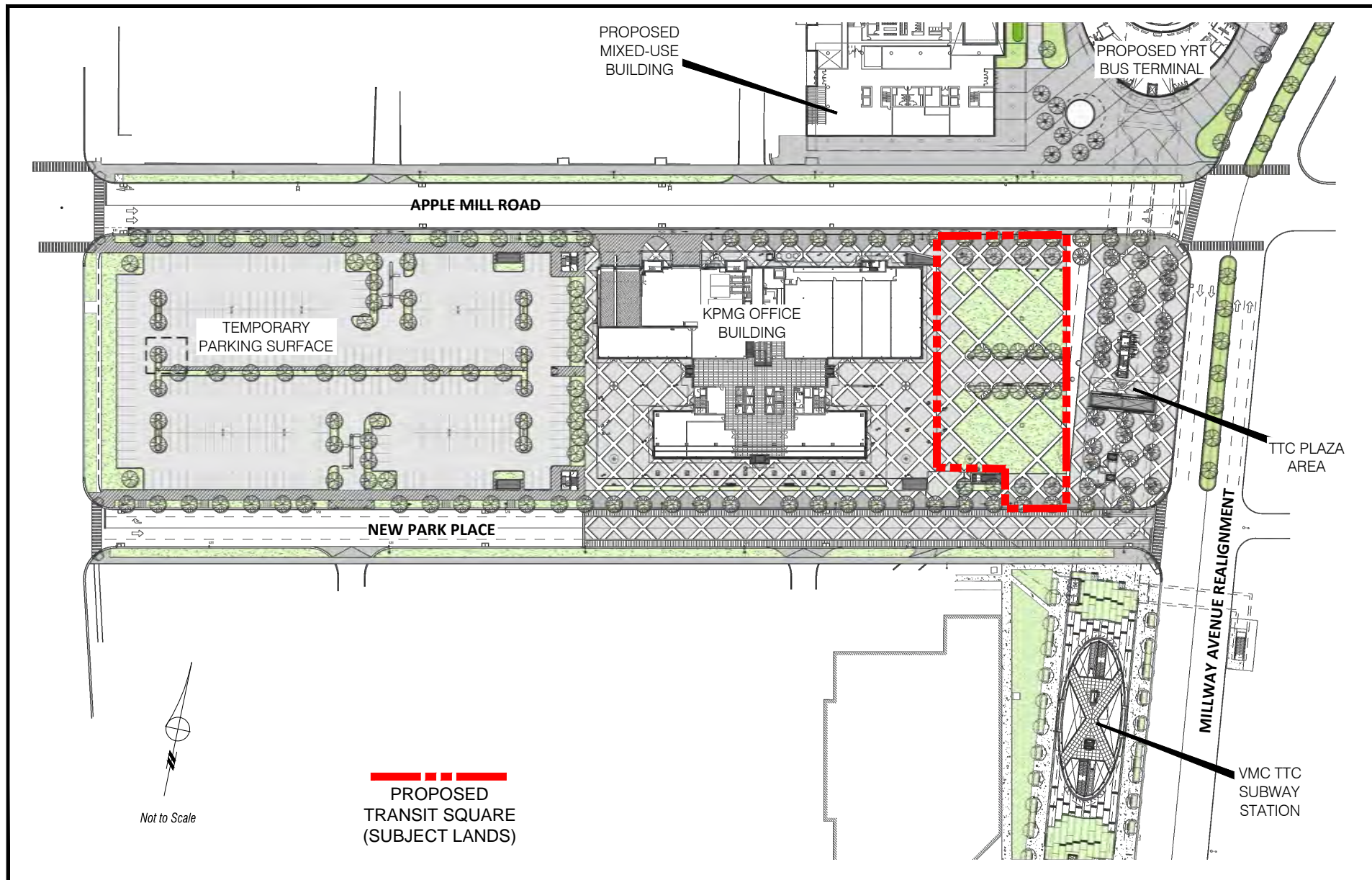


Attachment

FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

3



Site Plan (Interim Condition)

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

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FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

Attachment

4



Rendering (Interim Condition)

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

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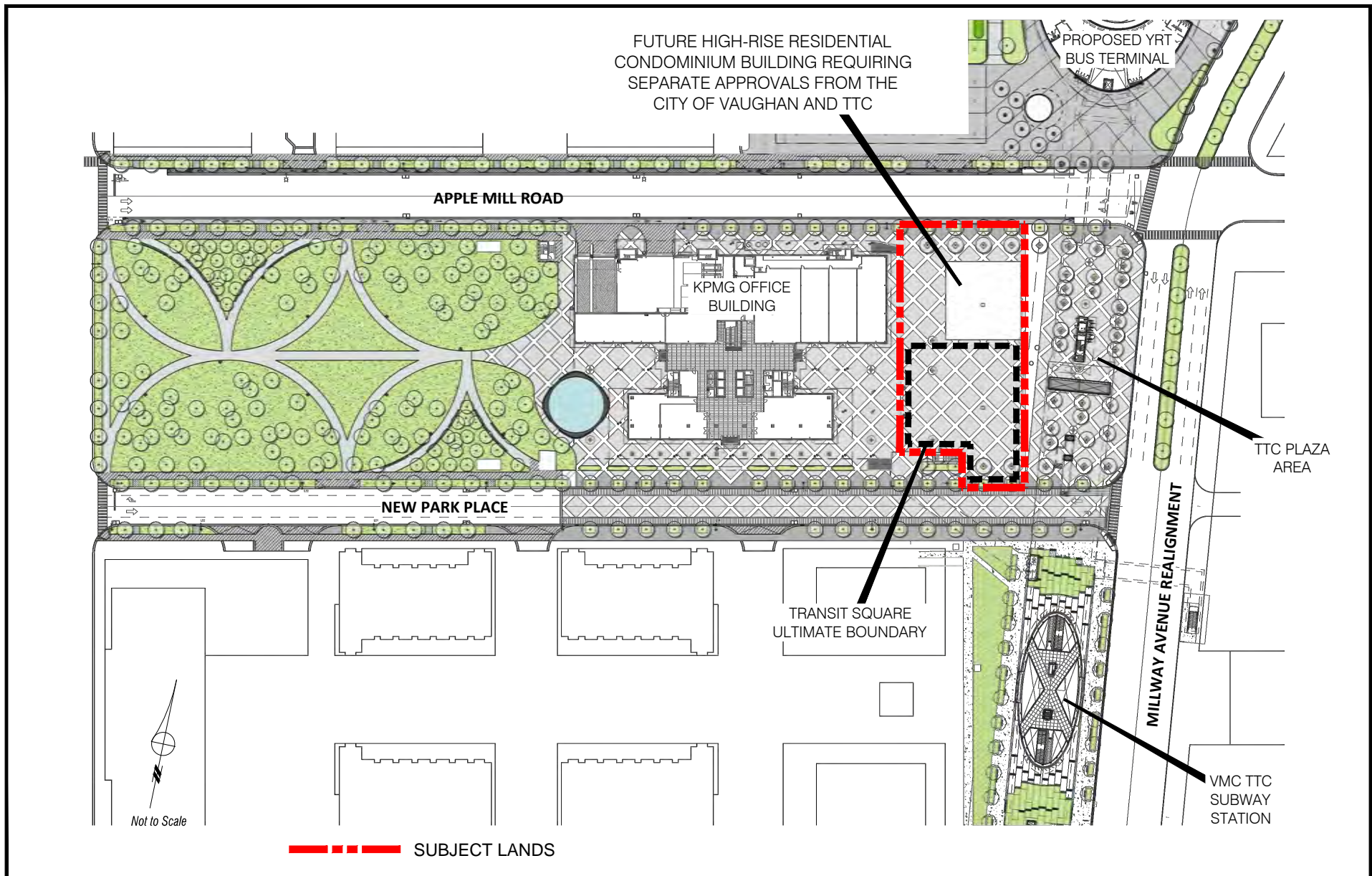


Attachment

FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

5



Site Plan (Ultimate Condition)

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

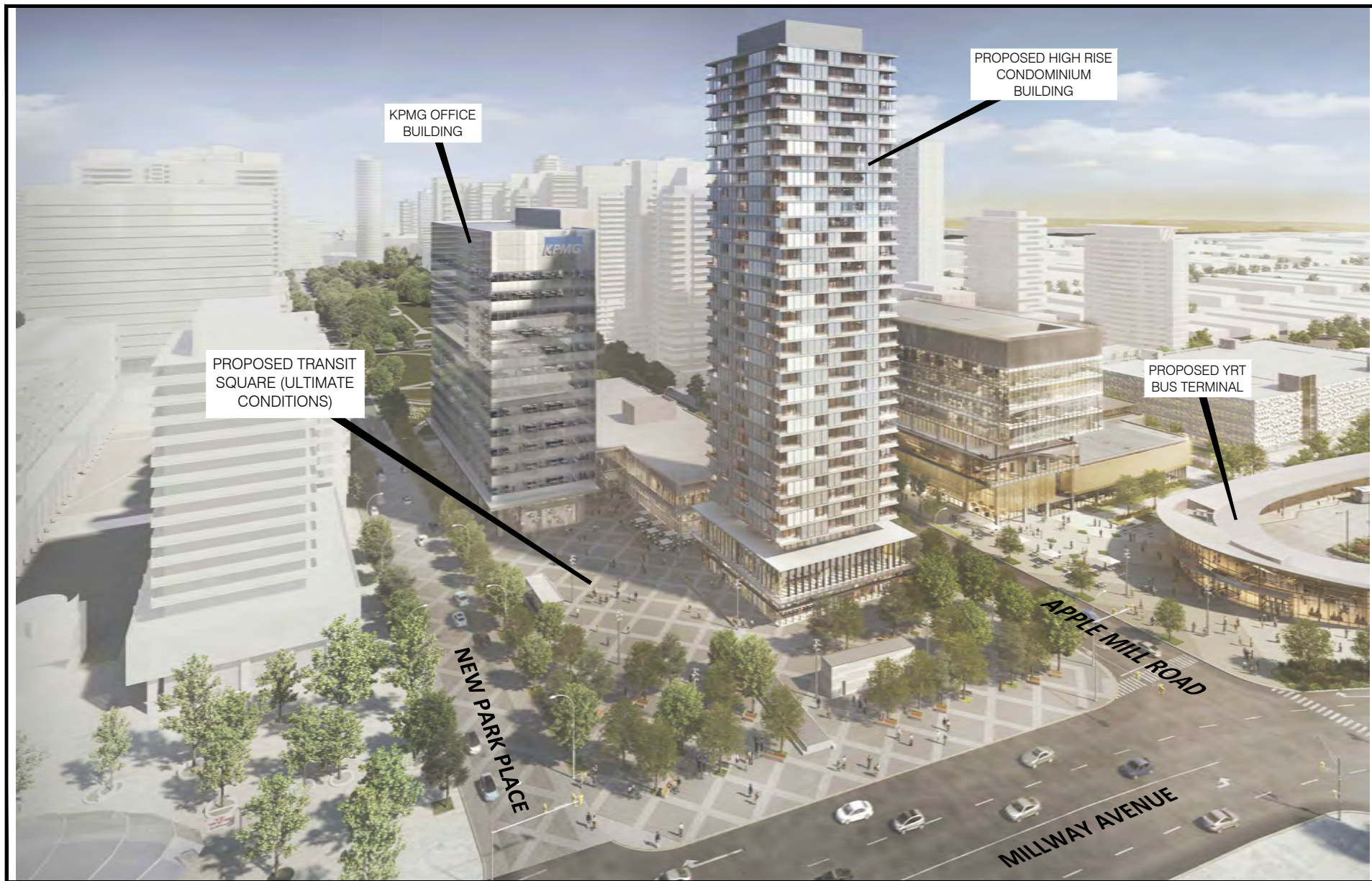
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FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

Attachment
6



Rendering (Ultimate Condition)

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
PENGUIN - CALLOWAY (VAUGHAN) INC.

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Attachment

FILES: Z.16.020 & DA.14.022
RELATED FILES: OP.12.014, Z.12.034,
19T-12V007, & DA.12.085

DATE: June 21, 2016

7

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 120-2016

A By-law to authorize the sale of City lands described as Part of Lot 6, Concession 5 described as Parts 58 and 59, Plan 65R-33051 and Part of Part 61, Plan 65R-34128 located at original Applemill Road and Millway Avenue and to authorize an agreement between the Corporation of the City of Vaughan and Penguin-Calloway (Vaughan) Inc.

NOW THEREFORE, The Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That the City lands described as Part of Lot 6, Concession 5 described as Parts 58 and 59, Plan 65R-33051 and Part of Part 61, Plan 65R-34128, comprising approximately 735 square meters located at original Applemill Road and Millway Avenue, (subject to survey) be declared surplus.
2. That pursuant to the Disposal of Property By-law, notice of sale of the surplus lands is deemed to be given by the inclusion of the matter on Council Agenda.
3. That the direct sale of the surplus lands to the abutting property owner to the west, Penguin-Calloway (Vaughan) Inc. at fair market value as determined by an independent appraisal, plus H.S.T., if applicable is authorized.
4. That the Mayor and Clerk be authorized to sign any documentation required to complete this transaction.
5. And that the Mayor and Clerk are authorized to execute agreements between the City of Vaughan and Penguin-Calloway (Vaughan) Inc. regarding the design and construction, and the operation, maintenance and access for the TTC Plaza and Transit Square in a form satisfactory to the City Solicitor and Director of Parks Development.

Enacted by City of Vaughan Council this 28th day of June, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No. 27 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2016.