

Committee of the Whole (1) Report

DATE: Tuesday, November 22, 2022

WARD: 4

**TITLE: ZANCOR HOMES (STEELES) LP
OFFICIAL PLAN AMENDMENT FILE OP.21.028
ZONING BY-LAW AMENDMENT FILE Z.21.057
2600 & 2700 STEELES AVENUE WEST
VICINITY OF STEELES AVENUE WEST AND KEELE STREET**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole to amend the Official Plan and Zoning By-law through Official Plan Amendment and Zoning By-law Amendment Files OP.21.028 and Z.21.057, for the Subject Lands shown on Attachments 1 and 2, to permit a multi-phased high-rise mixed-use residential development, as shown on Attachments 2 to 8, consisting of the following (the 'Development'):

- Phase 1 - a 55 and 52-storey residential apartment building (Towers A and B) connected by a 5-storey podium with a 4,000 m² (0.4 ha) Neighbourhood Square/Green ('public park')
- Phase 2 - a 27 and 12-storey residential mixed-use apartment building (Towers C1 and C2) connected by a 5-storey podium;
- Phase 3 - a 57 and 59-storey residential mixed-use apartment building (Towers E and F) connected by a 5-storey podium; and,
- Phase 4 - a 48-storey residential mixed-use apartment building with a 5-storey podium (Tower D)
- a total of 3,116 residential dwelling units, and with a Floor Space Index of 12.86 times the area of the lot
- ground floor commercial/retail space, office space, an amenity hub, a dedicated daycare space for seniors and a dedicated daycare space for children.

Report Highlights

- The Owner proposes to develop the Subject Lands with a multi-phased high-rise mixed-use residential development and public park
- Official Plan Amendment and Zoning By-law Amendment applications are required to permit the proposed development on the Subject Lands
- The Development Planning Department supports the approval of the development as it is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the development is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT York Region be advised that Vaughan Council recommends Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Vaughan Official Plan 2010, Volume 2, Section 11.3 – Steeles West Secondary Plan, for the Subject Lands shown on Attachment 1 and 2, as follows:
 - a) to amend section 9.2.3.6 to permit the portion of the High-Rise Building for Tower B in Block 1 to be set back less than 15 metres from the east property line
 - b) to amend the “High-Rise Mixed-Use” designation as shown on Map 11.3.A – Land Use, together with the applicable policies, to increase the maximum permitted building height from 15-storeys to 59-storeys and the maximum permitted FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot
 - c) to amend the sub-area overlay as shown on Map 11.3.A – Land Use from “Transit Transition” to “Transit Core”, together with the applicable policies
 - d) to amend the location of the “Neighbourhood Square/Green” as shown on Map 11.3.C – Open Space Network from the centre of the Subject Lands to a location further east on the Subject Lands;
2. THAT Official Plan Amendment File OP.21.028 (Zancor Homes (Steeles) LP) BE FORWARDED to York Region FOR APPROVAL and inclusion into Vaughan Official Plan, 2010, specifically Volume 2, Section 11.3 – Steeles West Secondary Plan;
3. THAT Zoning By-law Amendment File Z.21.057 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” as shown on Attachment 1, to “RA3 (H)

Apartment Residential Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;

4. THAT Zoning By-law Amendment File Z.21.057 (Zancor Homes (Steeles) LP) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” as shown on Attachment 1, to “HMU (H) High-Rise Mixed-Use Zone” with a Holding Symbol “(H)” and “OS1 Public Open Space Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report;
5. THAT the implementing Zoning By-law Amendments include the following provisions:
 - a) Site-specific parking requirement for Visitor Parking shall be 0.15 spaces per dwelling unit;
6. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands proposed to be rezoned “RA3 (H) Apartment Residential Zone” with the Holding Symbol “(H)” under Zoning By-law 1-88 or “HMU (H) High-Rise Mixed-Use Zone” with a Holding Symbol “(H)” under Zoning By-law 001-2021, or any portion thereof, until the following conditions have been satisfied:
 - a) The Owner successfully obtaining the approval of a Draft Plan of Subdivision application for the Development, or phase thereof, from City of Vaughan Council
 - b) A Subdivision Agreement and any other agreement(s), have been executed and registered with respect to the Subject Lands, that includes but is not limited to:
 - i. securing the conveyance and construction of the public roads, the completion of the Municipal Greenway, Street ‘X’ and Street ‘D’
 - ii. front-end financing and construction or cost-sharing provisions/agreements, as required
 - iii. the installation of the necessary municipal service and utilities, to the satisfaction of the City of Vaughan
 - iv. the payment of cash-lieu of parkland and conveyance of public parkland as part of the first phase of development in accordance with Section 42 of the *Planning Act*, to the satisfaction of the City
 - v. conditions satisfactory to the City respecting the matters related to park base conditions per City requirements including proof of filing of Records of Site Condition appropriate to the intended parkland use, geotechnical investigation and Phase 2 Environmental Site Assessment, grading, servicing

- vi. providing necessary easements for access, servicing utilities, maintenance, etc. to facilitate public access and routine operation and maintenance of the park
- vii. providing necessary Access Agreement licenses or other access rights as reasonably required to allow the Owner to complete construction and development of the site, including, without limitation, rights for crane-swing, temporary storage, installation of tie-backs and shoring, the erection of temporary hoarding and fencing, and such provisions (including indemnity) as may be reasonably required by the City to ensure that the parkland is not damaged or contaminated by such activities and rights of access
- c) Water supply and sewage servicing capacity being identified and allocated by York Region and allocated to the subject lands, or portion thereof, to the subject lands
- d) Provision of a Functional Servicing Report and a Stormwater Management Report of the subject lands, or portion thereof, to the satisfaction of the City of Vaughan
- e) Provision of amended Stormwater Management Strategy for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan
- f) Provision of adequate site access(es), or acceptable interim alternative, for the Subject Lands, or portion thereof, to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto
- g) Provision of Transportation Impact Study to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto
- h) For Phases 1 and 2 of the development, as shown on Attachment 2, provision of a Detailed Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations
- i) For Phases 3 and 4 of the development, as shown on Attachment 2, provision of the following:
 - i. provision of adequate water and wastewater servicing in support of the subject lands, or portion thereof
 - ii. provision of amended Wastewater Servicing Strategy and Functional Servicing Plan for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan
 - iii. The Owner shall agree to enter into an agreement with the City for design and construction of the required external sanitary servicing and wastewater improvements, to the satisfaction of the City, at no cost to the City

- iv. Provision of Phase One ESA and if required, Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations
- j) The Owner shall submit a detailed Phasing Plan to the satisfaction of the City of Vaughan
- k) Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City
- l) If necessary, the execution and registration on title of agreements between the Owner and owner(s) of neighbouring lands containing stationary noise sources to secure, maintain, and operate any noise mitigation measures which may be required
- m) The Owner and the City have agreed upon the appropriate Acoustical Class Area designation pursuant to the Ministry of the Environment, Conservation, and Parks (MECP) Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning). If Class 4 is deemed appropriate, the Owner is required to successfully obtain a resolution passed by Vaughan Council classifying the Subject Lands as a Class 4 Area and that an amendment to the City's Noise By-law Schedule 4 include the Subject Lands, conditional upon approval of the related Site Development Application
- n) For any soil and/or groundwater contamination identified at the Subject Lands, submission of a Remedial Action Plan (RAP), followed by the implementation of a RAP accepted by the City and the filing of a Record of Site Condition (RSC), in accordance with Ontario Regulation 153/04, on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Registry
- o) The Owner shall submit and obtain approval of a Site Development application to facilitate the Development or phase thereof, from the Deputy City Manager, Planning and Growth Management or designate, addressing all the comments provided through Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057
- p) The provision and/or securing of additional community facilities/services including adequate school accommodation for students generated in this area, to the satisfaction of the City of Vaughan and the York Region District School Board
- q) The submission of an updated Quadrant Plan for the lands located within the Steeles West Secondary Plan, to the satisfaction of the City of Vaughan
- r) The submission of a conceptual Parks and Open Space Detailed Facility Fit Study/Plan to the satisfaction of the City of Vaughan

- s) That the Owner secure the endorsement of Hydro One Network Inc., Infrastructure Ontario and the provincial Property Manager for the Parkway Belt West Lands for the Development
 - t) That the Owner shall address, if required, the comments provided through the peer review of the Noise and Vibration report, to the satisfaction of CN Rail; and
7. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The Subject Lands (the 'Subject Lands') are comprised of two parcels of land municipally known as 2600 and 2700 Steeles Avenue West, each of which are currently developed with an employment building. The Subject Lands and surrounding land uses are shown on Attachment 1.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed Development

Zancor Homes (Steeles) LP (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1, to permit the Development in the manner shown on Attachment 2:

1. Official Plan Amendment File OP.21.028 to amend the following maps and policies of Vaughan Official Plan 2010, Volume 1 and Vaughan Official Plan 2010, Volume 2, Section 11.3 – Steeles West Secondary Plan, for the Subject Lands:
 - i. to amend section 9.2.3.6 to permit the portion the High-Rise Building for Tower B in Block 1 to be set back less than 15 metres from the east property line
 - ii. to amend Map 11.3.A – Land Use, together with the applicable policies, to increase the maximum permitted building height from 15-storeys to 59-storeys and the maximum permitted FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot
 - iii. the sub-area overlay as shown on Map 11.3.A – Land Use from "Transit Transition" to "Transit Core", together with the applicable policies
 - iv. the location of the "Neighbourhood Square/Green" as shown on Map 11.3.C – Open Space Network from the centre of the Subject Lands to a location further east on the Subject Lands
2. Zoning By-law Amendment File Z.21.057 to:

- a. amend Zoning By-law 1-88 to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” as shown on Attachment 1, to “RA3 (H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone” in the manner shown on Attachment 2 together with the site-specific zoning exceptions identified in Table 1 of this report, and
- b. amend Zoning By-law 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” to “HMU (H) High-Rise Mixed-Use Zone” with the Holding Symbol “(H)” and “OS1 Public Open Space Zone”, in the manner shown on Attachment 2 together with the site-specific zoning exceptions identified in Table 2 of this report.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

The City, on March 11, 2022, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150 m of the Subject Lands, as shown on Attachment 1, and to anyone on file with the Office of the City Clerk having requested notice. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed along Steeles Avenue West in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on April 26, 2022, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of April 5, 2022, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department, and at the Public Meeting and subsequent Council Meeting regarding the Original Proposal:

Written Submissions

- Frank Marzo, Bousfields Inc., representing the Owner
- Julie Dowbiggin, York University Development Corporation, Albany Road, North York, dated April 5, 2022

Although the comments from York University Development Corporation were provided on the Original Proposal, they remain applicable to the current proposal.

The following is a summary of the comments provided through written correspondence received to date, including comments received after the Public Meeting. The comments

have been organized by theme and responses to the comments are provided in the relevant sections of this report:

Height and Density

- Concerns with the Development in its current form

Traffic and Transportation Network

- York University Development Corporation raised concerns with respect to the road network proposed by the Applications being different from what is included in the Steeles West Secondary Plan and the York University Secondary Plan. During the creation of both Secondary Plans, a great deal of work was done to align the road network between the two Secondary Plans and the location of what is now Pioneer Village Station. However, the Development proposes an additional signalized intersection at 'Street D' and Steeles Avenue West, between Howard Moscoe Way and Founders Road, which is not contemplated in either Secondary Plan. This intersection's location impacts the vehicular operations of Steeles Avenue West. It also directly conflicts with the future location of a street on the Keele Campus lands that is envisioned in the York University Secondary Plan.
- The provided transportation analysis does not thoroughly analyze the future road network along Steeles Avenue West as contemplated in both Secondary Plans. Several key intersections are not included in the provided analysis. At the very least, a re-alignment of the secondary plan roads should require careful consideration and deeper analysis.
- The analysis provided by the Owner does not speak directly to the impacts that pedestrians crossing Steeles Avenue West (from both the Development and the OPA 620 lands) will have on vehicular capacity or safety. Nor does the analysis provide any insights into infrastructure or improvements needed on the south side of Steeles Avenue West to accommodate the increased pedestrian activity.
- The provided transportation analysis does not address vehicular infiltration through York University's Keele Campus resulting from future congestion at key boundary intersections (specifically Steeles Avenue West and Keele Street). No travel time analysis or other metrics are discussed to determine the scale of the potential infiltration.
- There is no growth in traffic levels associated with the potential intensification of the rest of the OPA 620 lands; if this development is approved as proposed, it sets a precedent for other property owners to seek similar densities for their lands. The provided analysis does not address the resultant impacts of potential area-wide intensification.

Noise and Introduction of Sensitive Land Uses

- The United Parcel Service ('UPS') is a major landowner within the vicinity of the Subject Lands, and its Distribution Facility is located at 2900 Steeles Avenue West ('UPS Lands'). UPS provided comments to the Development Planning Department following the Public Meeting to express their concerns about the introduction of sensitive land uses (such as residential) in close proximity to their Distribution Facility, which is a 24-hour shift operation that generates large amounts of truck movement with consequent noise and associated impacts which residents typically find obtrusive.

UPS advised that those concerns formed the basis of the policies included in VOP 2010, in particular the site-specific policies contained in Section 11.3.18 of the Steeles West Secondary Plan for the UPS Lands, which establish the onus on the proponents of such development to ensure that adequate consideration and mitigation is accounted for with development in the Steeles Avenue West corridor in the vicinity of the UPS Lands.

UPS has expressed that it is heavily invested in and committed to the use of the UPS Lands as its national hub.

- UPS provided updated comments on the current Development and advised that some of the comments appeared to remain unaddressed; however, UPS did acknowledge that the concerns of UPS will be addressed as agreed to by the Owner, in further work related to noise and vibration with specific reference to the concerns raised by UPS above, and that the City will conduct a peer review of the specialized work.

UPS has raised additional concerns with the acoustical modelling being completed and submitted at Site Development application stage, based on their interpretation of Section 11.3.18, that this work needs to be done prior to the rezoning of the property to adequately address the protections that may be required to ensure that the UPS Distribution Facility will not be impacted by development of sensitive land uses in proximity to the UPS Lands.

The Development Planning Department, on November 15, 2022, emailed a non-statutory courtesy notice advising of this Committee of the Whole meeting to all individuals who submitted written correspondence to the City regarding the applications submitted for the Subject Lands.

The original development proposal presented at the Public Meeting was revised based on comments provided by City departments and external agencies

The Owner originally submitted the Applications with a different proposal for the Subject Lands. This original proposal (the 'Original Proposal'), as shown on Attachment 9, consisted of a phased development, as follows:

Phase 1:

- Block 1 contained a mixed-use residential building with 53-storey tower (Tower A) and a 3 to 6-storey podium
- Block 2 contained a residential building with a 53-storey tower (Tower B) and a 3 to 6-storey podium

Phase 2:

- Block 1 contained a mixed-use residential building with a 53-storey tower (Tower C) and a 3 to 6-storey podium
- Block 2 contained a residential building with a 53-storey tower (Tower D) and a 3 to 6-storey podium
- Block 3 contained a residential building with two, 53-storey towers (Towers G and H) with a shared 3 to 6-storey podium
- Block 4 contained a mixed-use residential building with two, 53-storey towers (Towers E and F) on a shared 3 to 6-storey podium

A total of 4,641 residential dwelling units were proposed with a maximum Floor Space Index ('FSI') of 13.08 times the area of the lot.

The Original Proposal also provided 2,569 m² of commercial/retail space, 13,757 m² of office space, and a 4,100 m² (0.41 hectare) linear public square along the northern edge (rear) of the property.

The Owner, on June 29, 2022 and July 15, 2022, submitted a revised development proposal (i.e. Submission 2) in response to comments provided by the City and external agencies, as well as comments provided by Council at the Public Meeting. The development proposal was further refined by the Owner in subsequent submissions on October 17, 2022 and October 24, 2022 (i.e. Submission 3), which is the current Development proposal shown on Attachment 2.

Although the current Development is proposing an increase in height for three of the proposed towers (i.e. 55, 57 and 59 storeys each) which is above the 53 storeys originally considered at the Public Meeting, one of the proposed towers has been eliminated altogether in the current Development and the heights of the other four towers has decreased (i.e. 12, 27, 48 and 52 storeys each). As such, the Development Planning Department has determined that an additional Public Meeting is not required.

Previous Reports/Authority

The previous report relating to the Subject Lands and the Development is available at the following link:

[April 5, 2022, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 17, Recommendations 1 and 2\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context is important. The Development is consistent with the following policies of the PPS:

- Section 1.1.1 - accommodating a market-based range and mix of residential types and employment, commercial, and open space uses, and promoting land use planning, growth management, and intensification to minimize land consumption and servicing costs
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land resources and are transit- supportive, where transit is planned, existing or may be developed
- Section 1.1.3.3 - promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated considering the existing area
- Section 1.4.1 and 1.4.3 - to provide for an appropriate range of housing options and densities to meet projected market-based and affordable needs of current and future residents
- Section 1.4.3 b) - permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of residents including special needs requirements
- Section 1.4.3 d) - promote densities for new housing which efficiently uses land resources infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed
- Section 1.4.3 f) - establishing development standards for residential intensification to facilitate compact form

- Section 1.6.3 a) - the use of existing infrastructure and public service facilities should be optimized

The Subject Lands are located within a Settlement Area as defined by the PPS and within a “Primary Centre” on Schedule 1 - Urban Structure of VOP 2010. The Development is consistent with the policies of the PPS as it makes efficient use of the Subject Lands by minimizing land consumption and contributing to the range and mix of housing options, employment uses and commercial uses in the area, as well as providing community facilities and a public park to serve the residents living in this Development and the broader community.

The Subject Lands are located on Steeles Avenue West which is identified as a Major Arterial Regional Road on Schedule 9 - Future Transportation Network of VOP 2010 and also identified as a Regional Rapid Transit Corridor on Schedule 10 - Major Transit Network of VOP 2010. The Subject Lands are well served by public transit (i.e. bus) on Steeles Avenue West and is located within walking distance to the Pioneer Village Subway Station which is located less than 500 m west of the Subject Lands. As such, the Development will support the existing public transit along Steeles Avenue West and optimize the transit investments made in this area (i.e. the Pioneer Village Subway Station).

On this basis, the Development is consistent with the PPS.

The Development conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Vaughan Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary.

The Development is consistent with the policy framework of the Growth Plan, specifically with the following policies:

- Section 2.2.1 - directing growth to Settlement Areas in built-up locations with existing or planned transit to achieve complete communities that provide a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities that meet people's needs for daily living throughout an entire lifetime. Residential uses shall provide a diverse range and mix of housing options to accommodate the needs of all household sizes, ages, and incomes, and to improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes.
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031
- Section 2.2.4 - Major transit station areas ('MTSAs') on priority transit corridors or subway lines will be planned for a minimum density target of 200 residents and jobs combined per hectare for those that are served by subways
- Section 2.2.6 - providing a diverse range and mix of housing options and densities to meet the needs of current and future residents
- Section 2.2.6.3 - in supporting the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes and types to accommodate a diverse range of household sizes and incomes.

The Growth Plan promotes redevelopment through intensification generally throughout the built-up area and specifically recognizes the need for more efficient utilization of lands and existing infrastructure.

The Growth Plan recognizes transit as a first priority for major transportation investments. It sets out a regional vision for transit and seeks to align transit with growth by directing growth to MTSAs and other strategic growth areas, including urban growth centres, and promoting transit investments in these areas. To optimize provincial investments in higher order transit, this Plan also identifies priority transit corridors and the Province expects municipalities to complete detailed planning for major transit station areas on these corridors to support planned service levels.

MTSAs are defined by the Growth Plan as:

"The area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk."

In the updated York Region Official Plan, 2022 ('YROP 2022'), which was adopted by Regional Council on June 30, 2022, and was approved by the Minister of Municipal Affairs and Housing on November 4, 2022, the Subject Lands are located within the Pioneer Village Subway Station MTSA. This MTSA has a targeted density of 200

persons and jobs per hectare. The Development proposes 3,116 apartment dwelling units and the Subject Lands are 3.11 hectares in size.

Using the persons per unit and retail and office employee floorspace ratios from the latest York Region 2022 Development Charges Background Study, the Development has the potential to yield a density of approximately 1,914 persons per hectare (@1.91 persons/unit) which will exceed the minimum target of 200 persons and jobs per hectare.

The Subject Lands are located within a Settlement Area as defined by the Growth Plan, and the Development will contribute to meeting the prescribed 40% of residential development within a delineated built-up area (Sections 2.2.1 and 2.2.2).

The Development directing growth to a built-up area where there is opportunity to accommodate population growth, promote a transit-supportive density and a mix of residential, employment and commercial/retail uses. The Development also provides a public park, community facilities and is located in close proximity (less than 500 m) to the Pioneer Village Subway Station.

The Development also contributes to the achievement of a complete community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents (Section 2.2.6). The Development also makes efficient use of available infrastructure.

Accordingly, the Development conforms to the Growth Plan.

The Development does not conform to the York Region Official Plan, 2010

The York Region Official Plan, 2010 ('YROP 2010') contains policies that guide economic, environmental and community decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. The YROP 2010 policies also coordinate and set the stage for more detailed planning by local municipalities. VOP 2010, with its prescribed land uses, transportation and urban design policies, together with the maximum building heights and densities, conform to the YROP 2010 and York Region's planned urban structure and intensification matrix.

The Subject Lands are located within a designated "Urban Area" on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses and is where growth is intended to be accommodated in York Region (Sections 5.0 and 5.3).

The YROP also prescribes an urban structure based on an intensification matrix, whereby Regional Centres and Corridors are intended to accommodate the highest concentration of intensification, followed by GO Transit train stations, bus terminals and subway stations, and further down the matrix, Local Centres and Corridors.

On this basis, it is the position of York Region that it is a Regional interest to ensure that appropriate levels of intensification occurs within all intensification areas and that site-specific increases in heights, densities, and therefore, total number of residential units, at the magnitude proposed by the Development sets a precedent and expectation for other properties in close proximity as well as across the Region. The local and Region's transportation and water and wastewater master plans are based on approved Official Plans and Secondary Plans. It is a Regional interest to ensure adequate road and water and wastewater service capacity is available to accommodate the ultimate planned population and jobs. The cumulative impacts of higher than planned development, through site-specific amendments, has the potential to significantly impact the ability to service other planned growth areas such as the VMC Regional Centre, as well as Vaughan's other 21 MTSAs.

YROP 2010 policy 8.3.8 states that amendments to local official plans may be exempt from Regional approval where they are of local significance and no Regional interest is adversely affected. York Region has advised that Official Plan Amendment File OP.21.028 impacts the following areas, and is therefore not eligible for exemption:

- directly and substantially affects Regional servicing infrastructure: i.e., streets, water, wastewater
- substantially changes Regional capital forecasts
- major application adversely affecting Regional traffic flows

Therefore, based on York Region's review of Official Plan Amendment File OP.21.028 for the Subject Lands, York Region denies the request for exemption from Regional approval. York Region remains the approval authority of the Official Plan Amendment as identified in the Regional Implications section of this report.

An amendment to VOP 2010 is required to permit the Development, which is supported by the Development Planning Department

The Subject Lands are located in the Steeles West Secondary Plan, which is identified as an Intensification Area, specifically a "Primary Centre" on Schedule 1 – Urban Structure, by VOP 2010. Primary Centres are identified by VOP 2010 as the locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit. Intensification Areas are the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities and as an Intensification Area, Primary Centres will accommodate a wide range of uses and will have tall buildings, as well as lower ones, to facilitate an

appropriate transition to neighbouring areas. The policies related to Intensification Areas shall be consistent with policies for such areas as contained in the PPS, the Growth Plan and the YROP.

Section 2.2.5.6 of VOP 2010 states “Primary Centres” shall be planned to:

- a. include a mix of housing types and tenures, including housing suitable for seniors, families with children and affordable housing
- b. include a mix of non-residential uses including retail, office, institutional, community facilities, and human services to serve both the local population and the City, and attract activity throughout the day
- c. develop at densities supportive of planned public transit
- d. have a fine grain network of streets suitable for pedestrians and cyclists, with appropriate internal links to the surrounding community areas by way of streets, walkways or greenways
- e. include well-designed public open spaces that are either landscaped parks or public plazas or both in a manner that is appropriate to the local context
- f. encourage a pedestrian-friendly built form by locating active uses at grade; and
- g. be designed and developed to implement appropriate transition of intensity and use to surrounding Community Areas, and/or separation from adjacent Employment Areas.

The Subject Lands have access to and frontage on a “Regional Rapid Transit Corridor” being Steeles Avenue West, which is also identified as a local “Primary Intensification Corridor” by Figure 6 - Intensification Areas in VOP 2010, which link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses.

Section 2.2.5.12 of VOP 2020 states (in part) that Primary Intensification Corridors shall be planned to:

- a. develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing
- b. include a mix of non-residential uses including retail, office, institutional, commercial, community facilities and human services intended to serve both the local population and the City as a whole, and attract activity throughout the day
- c. develop at densities supportive of planned public transit
- d. include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context
- e. encourage a pedestrian-friendly built form by locating active uses at grade

VOP 2010 identifies an urban structure for the City of Vaughan which includes areas where transformation will occur. As a Primary Centre, the Steeles West Secondary Plan area is expected to evolve as distinct places of major activity around planned and

existing subway stations. The Pioneer Village Subway Station is located approximately 400 m away, when measured from the centre of the Subject Lands, which is within a comfortable walking distance.

The Subject Lands are designated “High-Rise Mixed-Use” with a “Transit Transition” overlay on Map 11.3.A – Land Use, by VOP 2010 Volume 2, Section 11.3 - Steeles West Secondary Plan. The “High-Rise Mixed-Use” designation permits High-Rise and Mid-Rise Mixed-Use buildings at a maximum building height of 15-storeys with a maximum FSI of 1.5 and 2.5 times the area of the lot for the Subject Lands. The following amendments to VOP 2010 are required to permit the Development:

- to permit the portion the High-Rise Building for Tower B in Block 1 to be set back less than 15 metres from the east property line
- to increase the permitted maximum building height from 15 storeys to 59 storeys
- to increase the permitted maximum FSI from 1.5 and 2.5 times the area of the lot to 12.86 times the area of the lot
- to amend the sub-area overlay from “Transit Transition” to “Transit Core”, together with the applicable policies
- to amend the location of the “Neighbourhood Square/Green” as shown on Map 11.3.C – Open Space Network from the centre of the Subject Lands to a location further east on the Subject Lands

Section 11.3.4.8 of the Steeles West Secondary Plan permits the following building types in the Secondary Plan Area pursuant to the policies in section 9.2.3 of VOP 2010 Volume 1:

- a. High-Rise buildings;
- b. Mid-Rise buildings; and,
- c. Public and Private Institutional buildings

In accordance with sections 9.2.3.6 and 9.2.3.5 of VOP 2010 Volume 1, the “High-Rise Mixed-Use” designation permits High-Rise Buildings which are generally buildings over 12 (twelve) storeys in height up to a maximum height as permitted by the applicable land use schedule, and Mid-Rise Buildings which are generally buildings over 5 (five) storeys in height, up to a maximum of 12 (twelve) storeys in height. Both High-Rise and Mid-Rise Buildings shall be designed with a pedestrian-scaled podium between 3 to 6-storeys in height. High-Rise Buildings shall have slender towers with floorplates no greater than 850 m² with the distance between any portions of the High-Rise Buildings above twelve storeys generally being at least 30 metres. The portions of High-Rise Buildings above twelve storeys shall also be set back a minimum of 15 metres from any property line. The rooftops of both High-Rise and Mid-Rise Buildings should include

landscaped green space, private outdoor amenity space or environmental features such as solar panels.

Section 9.2.2.6 of VOP 2010 Volume 1 states that “High-Rise Mixed-Use” designated areas are generally located in Intensification Areas and provide for a mix of residential, retail, community and institutional uses. These areas will be carefully designed with a high standard of architecture and public realm, and well-integrated with adjacent areas. The “High-Rise Mixed-Use” designation permits residential units, home occupations, community facilities, cultural uses, including commercial galleries and theatres, retail uses, office uses up to a maximum of 12,500 m² in non-intensification areas, parking garages, hotels, and gas stations. In areas designated “High-Rise Mixed-Use” the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.

Section 11.3.4 of the Steeles West Secondary Plan provides the following maximum FSI based on a transition in scale from the subway station:

- a. Transit Core within 250 m of station FSI =4.0
- b. Transit Transition 250 - 500 m from station FSI =2.5
- c. Corridor 500m+ from station FSI =1.5

The Development meets the use intent (i.e., High-Rise Mixed-Use) of VOP 2010 and will introduce a range of housing options and retail uses, provide additional employment (i.e. office) uses in the area, and support transit-oriented development. The Development will also introduce the community facilities that are needed in this area to support residential uses by providing daycare spaces for seniors and children and a public park. The Development provides an attractive pedestrian friendly built form by locating active uses at grade. The proposed Development is compatible with the surrounding land uses.

The proposal to permit a high-rise mixed-use Development consisting of a mix of land uses with access to and with frontage onto Steeles Avenue West conforms to the Primary Centres and Regional Intensification Corridor use policies of the VOP 2010.

The Owner proposes to amend VOP 2010 to increase the maximum permitted heights for 6 of the 7 proposed buildings on the Subject Lands from 15 storeys to 27, 48, 52, 55, 57 and 59 storeys respectively, and to increase the permitted maximum density from 1.5 to 2.5 FSI, to 12.86 FSI.

The Development proposes commercial/retail uses and community facilities at grade in Blocks 2, 3 and 4 which animates the Steeles Avenue West, the proposed Street ‘D’ and the Municipal Greenway. These uses at grade conform to the use policies of the “High-Rise Mixed-Use” designation.

The Development shown on Attachment 2 includes a 5-storey mixed-use podiums that connects the residential high- and mid-rise towers. These towers are slender in design, with maximum floor plates of 850 m² for the portions above the 5-storey podium. An amendment to VOP 2010 is only required for Tower B in Block 1, which is set back less than 15 m from the east property line, with the remaining towers being set back more than 15 m from any property line. The distance between the towers is also 30 m or more. The Development will be served by 3 levels of underground parking which meets the parking policies of VOP 2010 for Intensification Areas that serve to minimize impact on the public realm. The Development conforms to the High-Rise Building type design criteria of VOP 2010, except for Tower B in Block 1, which will require an amendment to VOP 2010 as discussed earlier in this report.

The Development is located in close proximity to significant public transit investments including the Pioneer Village Subway Station, which is an MTSA. Steeles Avenue West is also a Regional Rapid Transit Corridor which are identified for major higher-order transit investments. Steeles Avenue West is well-served by Toronto Transit Commission (TTC) buses and York Region Transit (YRT) buses.

Several new municipal roads are being provided to serve the Development (in accordance with Map 11.3.B – Transportation Network of the Steeles West Secondary Plan), as follows:

- north-south Private Access Driveway
- east-west Municipal Greenway
- east-west Municipal Road, identified as Street 'X'
- east half of the north-south Municipal Road located on the Subject Lands, identified as Street 'D' (the west half being located on the adjacent lands to the west)

The Development will replace two existing low-rise employment buildings currently located on the Subject Lands. The Development represents a redevelopment opportunity that will contribute to the viability of this area and help revitalize the site. The Applications provide for a renovation and revitalization in this area by introducing residential uses, community facilities and a public park, together with providing commercial and employment (office) space which will serve to increase all levels of activity and pedestrian traffic.

York University is across from the Subject Lands located on the south side of Steeles Avenue West, in the City of Toronto. York University is subject to the York University Secondary Plan of the City of Toronto Official Plan, which also provides land use guidance for the revitalization and redevelopment of the York University campus. The

Development will provide additional housing options for students and faculty of York University.

The Development will support the intensification of this Primary Centre, which is to be accommodated in the form of predominately mixed-use high-rise buildings and at an intensity supportive of transit along Regional Rapid Transit Corridors. The Development addresses the policy requirements for Primary Centres and the “High-Rise Mixed-Use” designation and represents a contribution to city-building, with the introduction of residential and mixed-use development in an area that is currently underdeveloped in consideration of its proximity to the Pioneer Village Subway Station and York University.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the Planning Act. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended.

Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

As the Applications were received by the City on January 4, 2022, and given Council’s direction on October 20, 2021, the Applications are subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

Amendments to Zoning By-laws 1-88 and 001-2021 are required to permit the Development

Zoning By-law 1-88:

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88. This zone does not permit the proposed residential uses or high-rise buildings. The Owner proposes to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” as shown on Attachment 1, to “RA3 (H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Apartment Dwelling • Day Nursery 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> • Private Home Tutoring • Live-work dwelling • Independent Living Facility • Retirement Residence • Supportive Living Facility • Urban Square • Hotel • Taxi Stand or Station <p>Permit the following additional uses on the ground floor of a mixed-use building only:</p> <ul style="list-style-type: none"> • Art Studio • Art Gallery • Automotive Retail Store • Banking or Financial Institution • Convention Centre • Eating Establishment • Eating Establishment, Convenience • Eating Establishment, Take-Out • Laboratory • Motor Vehicle Sales Establishment • Museum • Office • Personal Service Shop • Pharmacy • Photography Studio • Place of Entertainment • Print Shop • Supermarket • Retail Store • Retail Warehouse • Place of Amusement • Radio Transmission Establishment

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			<ul style="list-style-type: none"> • Retail Store Service or Repair Shop • Car Rental Service • Fruit Stand • Pet Grooming Establishment, to be contained within a wholly enclosed building • Place of Amusement • Retail Nursery • Veterinary Clinic • Brewers Retail Outlet • L.C.B.O. Outlet • Banquet Hall • Tavern • Restaurant • Restaurant, take-out • Place of Worship • Post Office <p>Permit the following additional uses in the first three floors of a mixed-use building:</p> <ul style="list-style-type: none"> • Townhouse dwelling • Community Centre • Public School including a Day Nursery operating within the school • Public, Technical or Private School • Public Library • Auditorium • Lodge, Association or Institutional Hall <p>Permit the following additional uses on the first five floors (i.e. the podium):</p> <ul style="list-style-type: none"> • Adult/Seniors Daycare • Day Nursery • Business or Professional Office

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			<ul style="list-style-type: none"> • Club or Health Centre • Community Centre • Office Building <p>To permit the following uses in a stand-alone building:</p> <ul style="list-style-type: none"> • Car wash • Automobile Gas Bar, only in accordance with the Gas Station policies of the in-effect Vaughan Official Plan • Eating Establishment, Convenience with Drive-Through, only in accordance with the drive-through facilities policies of the in-effect Vaughan Official Plan
b.	Definitions of Amenity Area, Adult Daycare, and Urban Square	<p>Amenity Area - Means space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.</p> <p>Adult/Seniors Daycare and Urban Square are not defined</p>	<p>Amenity Area - means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development but shall not include any exclusive area that is only accessible by an individual unit.</p> <p>Adult/Seniors Daycare - means a planned programming of activities in a professional care setting designed specifically for older adults who require supervised care during typical working hours for those who are otherwise isolated. Services typically include planned activities in a group setting</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
			<p>with a focus on social and recreational services, with limited health-related, therapeutic, personal care, or transportation services.</p> <p>Urban Square - Means a publicly accessible and principally outdoor area that is used for public gathering, parks, temporary commercial vendors or markets, outdoor patio, performance and exhibition spaces, or similar activities, and may include privately owned public space or a breezeway.</p>
c.	Minimum Lot Area	67 m ² /unit	4.8 m ² /unit
d.	Minimum Front Yard Setback	7.5 m	5 m (Blocks 1, 3 and 4)
e.	Minimum Rear Yard Setback	7.5 m	5 m (Blocks 1, 2 and 4)
f.	Minimum Interior Side Yard Setback	7.5 m or half of the height, whichever is greater	5 m
g.	Minimum Exterior Side Yard Setback	7.5 m	5 m (Block 3 and 4)
h.	Maximum Canopy Projection into a Required Yard	0.5 m	2 m
i.	Maximum Building Height	44 m	Block 1 - 179.5 m Block 2 - 93.5 m Block 3 - 158.0 m Block 4 - 194.0 m
j.	Minimum Setback from the Front and Exterior Lot Line to the Nearest Part of a Building Below Finished Grade	1.8 m	0 m

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
k.	Minimum Amenity Area	<p>Block 1</p> <p>109 Bachelor/Studio Units @ 15 m²/unit = 1,635 m²</p> <p>763 One-Bedroom Units @ 20 m²/unit = 15,260 m²</p> <p>330 Two-Bedroom Unit @ 55 m²/unit = 18,150 m²</p> <p>6 Three-Bedroom Unit @ 90 m²/unit = 540 m²</p> <p>Total Amenity required for Block 1 = 35,585m²</p> <p>Block 2</p> <p>27 Bachelor/Studio Units @ 15 m²/unit = 405 m²</p> <p>183 One-Bedroom Units @ 20 m²/unit = 3,660 m²</p> <p>81 Two-Bedroom Unit @ 55 m²/unit = 4,455 m²</p> <p>6 Three-Bedroom Unit @ 90 m²/unit = 540 m²</p> <p>Total Amenity required for Block 2: 9,060m²</p> <p>Block 3</p> <p>41 Bachelor/Studio Units @ 15 m²/unit = 615 m²</p> <p>287 One-Bedroom Units @ 20 m²/unit = 5,740 m²</p> <p>123 Two-Bedroom Unit @ 55 m²/unit = 6,765 m²</p>	<p>Block 1</p> <p>Provide a total Amenity Area of 5,855 m²</p> <p>Block 2</p> <p>Provide a total Amenity Area of 1,739 m²</p> <p>Block 3</p> <p>Provide a total Amenity Area of 2,297 m²</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p>Total Amenity required for Block 3 = 13,120m²</p> <p>Block 4 113 Bachelor/Studio Units @ 15 m²/unit = 1,695 m²</p> <p>695 One-Bedroom Units @ 20 m²/unit = 13,900 m²</p> <p>346 Two-Bedroom Unit @ 55 m²/unit = 19,030 m²</p> <p>6 Three-Bedroom Unit @ 90 m²/unit = 540 m²</p> <p>Total Amenity required for Block 4 = 35,055m²</p> <p>Total (Blocks 1 to 4) required Amenity Area = 92,930 m²</p>	<p>Block 4 Provide a total Amenity Area of 6,269 m²</p> <p>Provide a total (Blocks 1 to 4) Amenity Area of 16,190 m²</p>
I.	Minimum Number of Parking Spaces	<p>Block 1 <u>Residential</u> 1.5 spaces/unit @ 1,208 units = 1,812 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit @ 1,208 units = 302 spaces</p> <p>Total parking required for Block 1 = 2,144 spaces</p> <p>Block 2 <u>Residential</u> 1.5 spaces/unit @ 297 units = 446 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit @ 297 units = 75 spaces</p>	<p>Block 1 Provide a total of 605 parking spaces (484 for residents of the dwelling units, 121 for visitors of the dwelling units)</p> <p>Block 2 Provide a total of 190 parking spaces (90 for residents of the dwelling units, and 30 for visitors of the dwelling units, 11 for the commercial/retail uses, 49 for the office uses)</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p><u>Commercial (Retail)</u> 6 spaces/100 m² @ 1,510 m² = 91 spaces</p> <p><u>Office</u> 3.5 spaces/100 m² @ 9,630 m² = 338 spaces</p> <p><u>Daycare</u> <i>Seniors:</i> 3.3 spaces/100 m² @ 2,535 m² = 84 spaces</p> <p><i>Children:</i> 1.5 spaces per employee @ 16 employees = 16 spaces</p> <p>Total parking required for Block 2: 1,050 spaces</p> <p>Block 3 <u>Residential</u> 1.5 spaces/unit @ 451 units = 677 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit @ 451 units = 113 spaces</p> <p><u>Commercial (Retail)</u> 6 spaces/100 m² @ 630 m² = 38 spaces</p> <p><u>Office</u> 3.5 spaces/100 m² @ 6,280 m² = 220 spaces</p> <p>Total parking required for Block 3: 1,048 spaces</p>	<p>and 10 for both Day Care Centre uses.</p> <p>Block 3 Provide a total of 174 parking spaces (91 for residents of the dwelling units, and 46 for visitors of the dwelling units, 5 for the commercial/retail uses, and 32 for the office uses)</p>

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		<p>Block 4</p> <p><u>Residential</u> 1.5 spaces/unit @ 1,160 units = 1,740 spaces</p> <p><u>Visitor</u> 0.25 spaces/unit @ 1,160 units = 290 spaces</p> <p><u>Commercial (Retail)</u> 6 spaces/100 m² @ 660 m² = 40 spaces</p> <p>Total parking required for Block 4: 2,070 spaces</p> <p>Total Parking Required = 6,312 spaces</p>	<p>Block 4</p> <p>Provide a total of 237 parking spaces (116 for residents of the dwelling units, and 116 for visitors of the dwelling units, and 5 for the commercial/ retail uses)</p> <p>Total Parking Provided = 1,206 spaces</p> <p><i>*The parking ratio for Visitor Parking shall be revised to the following:</i></p> <ul style="list-style-type: none"> ▪ 0.15 spaces/dwelling unit for Visitor Parking
m.	Parking Space Dimensions	2.7 m by 6.0 m	2.7 m by 5.8 m
n.	Accessible Parking Space Dimensions	6.0 m in length	5.8 m in length
o.	Minimum Width of a Joint Ingress and Egress Driveway	7.5 m	6 m
p.	Minimum Width of a Driveway and/or Aisle which Serves the Movement of Trucks to and from a Loading Space	13.5 m	6 m
q.	Minimum Width of a Landscape Strip of Land Along a Lot Line Which Abuts a Street Line	6 m	5 m

	Zoning By-law 1-88 Standard	OS2 Open Space Park Zone Requirement	Proposed Exceptions to the OS2 Open Space Park Zone Requirement
r.	Permitted Uses	<ul style="list-style-type: none"> • Driving Range • Golf Course • Miniature Golf Course • Recreational Uses • Cemetery, Mausoleum, Columbarium and Crematorium established with the approval of the Ministry of Consumer & Commercial Relations under the <i>Cemeteries Act</i>. • Conservation Project • Forestry Project 	Permit the following additional use: <ul style="list-style-type: none"> • An Underground Parking Structure

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

Zoning By-law 001-2021:

The Subject Lands are zoned “EM1 Prestige Employment Zone” by Zoning By-law 001-2021. This zone does not permit the proposed residential uses or high-rise buildings. The Owner proposes to rezone the Subject Lands from “EM1 Prestige Employment Zone” as shown on Attachment 1, to “HMU (H) High-Rise Mixed-Use Zone” with the Holding Symbol “(H)” and “OS1 Public Open Space Zone”, in the manner shown on Attachment 2, together with the following site-specific zoning exceptions to permit the Development:

Table 2:

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed- Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
a.	Minimum Rear Yard Setback	7.5 m	5 m (Blocks 1, 2 and 4)
b.	Maximum Canopy Projection into a Required Yard	0.6 m	2 m
c.	Maximum Building Height	88 m	Block 1 - 179.5 metres Block 2 - 93.5 metres Block 3 - 158.0 metres

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed- Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
			Block 4 - 194.0 metres
d.	Maximum Podium Height	20 m	26 m
e.	Minimum Tower Setback from any Rear Lot Line and Interior Side Lot Line	12.5 m	<p>Block 1: Interior side (east) - 6.6 m Interior side (west) - 12.0m</p> <p>Block 2: Interior side (east) - 12.0m Rear - 11.0m</p> <p>Block 4: Rear - 8.0m</p>
f.	Minimum Landscape Strip Width Abutting a Street Line	5 m	<p>Blocks 1, 3 and 4: Front lot line - 3 m</p> <p>Blocks 2 and 3: Rear lot line - 3 m</p> <p>Block 3: Exterior side lot line (north) - 3 m Exterior side lot line (south) - 3 m</p>
g.	Minimum Amenity Area (per Block)	<p>Block 1 8 m²/unit for first 8 dwelling units = 64 m² + 5 m²/unit for each additional dwelling unit = 6,000 m²</p> <p>Total required amenity area for Block 1 = 6,064 m²</p> <p>Blocks 2, 3 and 4 meet the minimum required amenity area</p>	<p>Block 1 Provide a total Amenity Area of 5,855 m²</p>
h.	Minimum Setback of a Below-grade Parking Structure	1.8 m	0 m

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed- Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
	from the Front Lot Line and the Exterior Lot Line		
i.	Minimum Number of Parking Spaces	<p>Block 1 <u>Residential</u> 0.8 spaces/unit @ 1,208 units =967 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit @ 1,208 units = 242 spaces</p> <p>Total required parking for Block 1: 1,209 spaces</p> <p>Block 2 <u>Residential</u> 0.8 spaces/unit@ 297 units= 238 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit @ 297 units = 60 spaces</p> <p><u>Commercial</u> (Retail up to 5,000 m²) 2 spaces/100 m²@ 1,510 m²= 51 spaces</p> <p><u>Office</u> 1.4 spaces/100 m² @ 9,630 m² = 135 spaces</p> <p><u>Daycare</u> 0.6 parking spaces per employee @ 16 employees = 10 spaces</p>	<p>Block 1 Provide a total of 605 parking spaces (484 for residents of the dwelling units, 121 for visitors of the dwelling units)</p> <p>Block 2 Provide a total of 190 parking spaces (90 for residents of the dwelling units, 30 for visitors of the dwelling units, 11 for the commercial/retail uses, 49 for the office uses and 10 for both Day Care Centre uses).</p>

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed- Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
		<p>Total required parking for Block 2: 494 spaces</p> <p>Block 3 <u>Residential</u> 0.8 spaces/unit @ 451 units = 361 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit @ 451 units = 91 spaces</p> <p><u>Commercial</u> (Retail up to 5,000 m²) 2 spaces/100 m² @ 630 m² = 13 spaces</p> <p><u>Office</u> 1.4 spaces/100 m² @ 6,280 m² = 88 spaces</p> <p>Total required parking for Block 3: 553 spaces</p> <p>Block 4 <u>Residential</u> 0.8 spaces/unit @ 1,160 units = 928 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit @ 1,160 units = 232 spaces</p> <p><u>Commercial</u> (Retail up to 5,000 m²) 2 spaces/100 m² @ 660 m² = 14 spaces</p>	<p>Block 3 Provide a total of 174 parking spaces (91 for residents of the dwelling units, 46 for visitors of the dwelling units, 5 for the commercial/retail uses, and 32 for the office uses)</p> <p>Block 4 Provide a total of 237 parking spaces (116 for residents of the dwelling units, 116 for visitors of the dwelling units, and 5 for the commercial/ retail uses)</p>

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed- Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
		<p>Total required parking for Block 4: 1,174 spaces</p> <p>Total Parking Required = 3,439 spaces</p>	<p>Total Parking Provided = 1,206 spaces</p> <p><i>* The parking ratio for Visitor Parking shall be revised to the following:</i></p> <ul style="list-style-type: none"> ▪ 0.15 spaces/dwelling unit for Visitor Parking
j.	Minimum Long-Term Bicycle Parking Spaces	967	961
k.	Minimum Number and Type of Loading Spaces for Non-Residential Uses	<p>Block 2 - 3 Type B and 1 Type A loading spaces are required for the 11,140 m² of non-residential gross floor area proposed.</p> <p>Block 3 - 3 Type B loading spaces are required for the 6,910 m² of commercial gross floor area proposed.</p>	<p>Block 2 - 1 Type A, 2 Type B loading space are proposed.</p> <p>Block 3 - 2 Type B loading spaces are proposed.</p>
	Zoning By-law 001-2021 Standard	OS1 Public Open Space Zone Requirement	Proposed Exceptions to the OS1 Public Open Space Zone Requirement
l.	Permitted Uses	<ul style="list-style-type: none"> • Active Recreational Use • Community Garden • Conservation Use • Park • Passive Recreational Use • Stormwater Management Facility 	<p>Permit the following additional use:</p> <ul style="list-style-type: none"> • An Underground Parking Structure

Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Owner Shall Amend Parking Ratio Calculations

The parking exceptions proposed by the Owner for the Residential Visitor Parking is a ratio of 0.10 parking spaces per dwelling unit. The Transportation Engineering Department does not agree with the Owner's proposed parking ratio. The Development Planning Department requests that the proposed parking ratio be amended to a minimum of rate of 0.15 spaces per dwelling unit.

A recommendation to this effect is included the Recommendations Section of this report.

The Development Planning Department can support the remaining zoning exceptions identified in Table 1 and Table 2 on the basis that the proposed site-specific zoning standards identified in Table 1 and Table 2 would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will enable a compact built form and pedestrian realm relationship that is supported in an Intensification Area with access to transit.

A Holding Symbol "(H)" is recommended for the Subject Lands

A Holding Symbol "(H)" is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report.

The Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City.

A condition to this effect is included in the Recommendations of this report.

The implementing Zoning By-laws will be brought forward to Vaughan Council for approval upon final approval of Official Plan Amendment File OP.21.028 by York Region

Should the Applications be approved, the implementing Zoning By-laws will be brought forward to Vaughan Council for approval upon final approval of Official Plan Amendment File OP.21.028 by York Region.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.21.057, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the development.

Should the Applications be approved, a Draft Plan of Subdivision application is required

The Owner will be required to submit a Draft Plan of Subdivision application should the Applications be approved for the Subject Lands, to facilitate the creation of development blocks, a public park block, municipal roads and road widenings, and other lands to be conveyed into public ownership. A condition to this effect is included in the Recommendations of this report.

Should the Applications be approved, a Site Development application is required for each Phase of the Development

The Owner will be required to submit a Site Development application for each Phase of Development should the Applications be approved for the Subject Lands. The Site Development application(s) for the Development must be approved prior to the removal of the Holding Symbol “(H)” on the Subject Lands. A condition to this effect is included in the Recommendations of this report.

Should the Applications and future Site Development application(s) be approved, a Draft Plan of Condominium application is required for each Phase of the Development

The Owner will be required to submit a Draft Plan of Condominium application following the approval of the future Site Development application(s) and will need to receive approval from Council to establish the standard condominium tenure for the Development, where applicable.

The Vaughan Design Review Panel (‘DRP’) has reviewed the Original Proposal; however, an additional DRP review is required at Site Development application stage

The Vaughan DRP, on May 26, 2022, considered the Original Proposal and provided the following comments:

General Comments

- **Secondary Plan Integration** - Panel suggested that the applicant should reconsider how the proposal could improve by relating it to the Secondary Plan vision. The current proposal does not reflect the Secondary Plan vision, particularly with respect to developing an attractive and comfortable pedestrian environment.

- **Density and Building Massing** - Panel recommended the applicant to reconsider the height and density as it relates to the larger context. The proposed site should not be designed as a stand-alone parcel without any governing principles or guiding ideas but rather as a site that plays an essential part in contributing to the creation of a pedestrian environment that is comfortable and a successful neighbourhood along Steeles Avenue.
- **Shadow Study** – Panel mentioned that the proposal failed to demonstrate creating a viable space for people to live at grade due to the lack of sun exposure. The scale and the layout of the development should be reconsidered to minimize shadow impacts and create a pedestrian comfortable environment.
- **Road Connection** – Panel suggested for the internal roadway to comply with the City's vision. The orientation of the roadway as it is set out in the visioning documents plays an important role in the larger community. Instead of ignoring the existing City documents that are already established, Panel would like the applicant to reconsider their proposal and its role in the community and work towards integrating it efficiently into the bigger context.
- **Complete Community** – Panel mentioned the importance of creating a complete community with service facility study. The applicant should propose community service facilities to reflect a complete community and take action on the study to ensure a sustainable and successful design.

The Owner has addressed some of the DRP comments in the current Development by:

- Providing daycare spaces for children and seniors, relocating the public park and increasing its size in an effort to create a complete community
- Reducing the number of towers from 8 to 7 to improve sun exposure on the park
- Revising the east-west road from private road to public road

The Development Planning Department supports the Development, subject to conditions

Site Design and Phasing

The Site Plan, shown on Attachment 2, consists of a multi-phased high-rise mixed-use residential development, consisting of 4 (four) blocks, as follows:

- Block 1 contains a 55 and 52-storey residential apartment building connected by a 5-storey podium (Phase 1)
- Block 2 contains a 27 and 12-storey residential mixed-use apartment building connected by a 5-storey podium (Phase 2), which includes 1,510 m² of retail space on the ground floor, 2,535 m² daycare space for seniors, 3,130 m² daycare space for children, and 9,630 m² of office space

- Block 4 contains a 57 and 59-storey residential mixed-use apartment building connected by a 5-storey podium (Phase 3), which includes 660 m² of retail space on the ground floor, and
- Block 3 contains a 48-storey residential mixed-use apartment building with a 5-storey podium (Phase 4), which includes 630 m² of retail space on the ground floor, 4,100 m² amenity hub, and 6,280 m² of office space

A 4,000 m² (0.4 hectares) public park is also proposed in Phase 1 of the development.

A total of 3,116 residential dwelling units is proposed. The Development has a total gross floor area of approximately 288,576 m², resulting in a net FSI of 12.86, not including the public park.

Each of the towers sits on top of a 5-storey podium which provides a more pedestrian scaled interface with Steeles Avenue West, the proposed internal municipal roads, and the public park. The main entrances to each of the 4 blocks are focused internally, but are connected to the proposed municipal roads, public park and Steeles Promenade along Steeles Avenue West by pedestrian walkways. There is also a covered vehicular drop-off area at each main entrance which provides year-round shelter from the elements.

Green roofs are proposed atop of each tower. The taller elements of this Development are not anticipated to have significant visual and shadow impacts on surrounding uses as demonstrated in the Shadow Study prepared by RAF + BIG, although some shadowing impact on the proposed public park on the Subject Lands has been observed seasonally during certain times of the day.

Access and Parking

There are 1,206 parking spaces provided for residents, visitors, office uses, community/retail uses, and institutional uses/community facilities uses (i.e., daycare centre uses) in a three-level underground parking garage. The breakdown of the proposed parking spaces per block are provided in Tables 1 and 2 of this report.

A total 1,094 residential parking spaces are proposed. The number of long-term parking spaces is 781 and the number of short-term parking spaces is 313.

Access to the Subject Lands is proposed to Steeles Avenue West from Street 'D', as shown on Attachment 2. Street 'D' is proposed to be the main access to the Development until the rest of the lands within the Steeles West Secondary Plan are developed and the balance of the municipal roads are constructed in accordance with Map 11.3.B. Street 'D' is proposed to be a municipal road, and it straddles the west property line between the Subject Lands and the adjacent lands on the west side of the Subject Lands. Street 'D' connects to the proposed east-west municipal road Street 'X',

which abuts the hydro corridor that runs along the north side of the Subject Lands and will eventually run across the entire length of the lands within Steeles West Secondary Plan, as shown on Map 11.3.B, connecting Jane Street to Keele Street. An east-west Municipal Greenway is also proposed across the centre of the Subject Lands, between Blocks 1 and 4 and Blocks 2 and 3.

Building Elevations

The building elevations, as shown on Attachments 4 to 7, identify the heights of buildings proposed for each of the four Blocks, which contain a total of 7 towers. The heights of the podiums and towers (not including the 5 m high mechanical penthouses) for each block are as follows:

- The building in Block 1 has a 55-storey (180.2 m) tower (Tower A) and a 52-storey (171.2 m) tower (Tower B) connected by a stepped 5-storey (26.1 m) podium
- The building in Block 2 has a 27-storey (95.2 m) tower (Tower C1) and a 12-storey (49.7 m) tower (Tower C2) connected by a stepped 5-storey (26.1 m) podium
- The building in Block 3 has a 48-storey (158.9 m) tower (Tower D) and a 5-storey (26.1 m) podium
- The building in Block 4 has a 57-storey (186.2 m) tower (Tower E) and 59-storey (192.2 m) tower (Tower F) connected by a stepped 5-storey (26.1 m) podium

The details of the materials will be reviewed through the future Site Development Application(s).

Public Park and Amenity Areas

A public park approximately 0.4 ha (4,000 m²) in size is located at the east side of the Subject Lands, along the south side of Block 1 abutting the Municipal Greenway, as shown on Attachments 2 and 3, and is intended to provide outdoor space to serve the residents of the four apartment buildings and the neighbouring community. The public park design and programming provides for a play area, seating areas, and fountains. Further comments are provided by the Parks Infrastructure and Planning Department in this report.

Additional outdoor communal amenity areas are proposed, which includes the rooftop amenity spaces proposed atop the fifth storey of each of the podiums, and the stepped portions of the podiums below the fifth storey, in addition to a variety of indoor amenity areas provided within each of the buildings. The proposed areas dedicated to amenity space for each of the blocks are as follows:

- Block 1: 5,885 m²
- Block 2: 1,739 m²
- Block 3: 2,297 m²

- Block 4: 6,269 m²

Landscape Plan

The landscape plan (Attachment 3) shows the preliminary design of the landscaped areas of the Development, including the public park and the Steeles Promenade. Trees and other soft landscaping treatments are proposed to be planted throughout the Development and hard landscaping in the form of interlocking pavers is also proposed throughout. A detailed landscape plan will be provided during the Site Development application stage.

Dwelling Unit Breakdown and Floor Plans

The dwelling unit breakdown by type is as follows:

- Studio: 290
- 1-bedroom: 1,289
- 1-bedroom, plus den: 639
- 2-bedroom: 866
- 2-bedroom, plus den: 14
- 3-bedroom: 18
- Total: 3,116

Detailed floor plans for each level will be provided during the Site Development application stage.

Quadrant Plan

The Quadrant Plan has been submitted by the Owner at the request of Development Planning staff to demonstrate how the balance of the lands in the Steeles West Secondary Plan outside of the Subject Lands could be developed in consideration of the heights and densities being proposed through Official Plan Amendment File OP.21.028 for the Subject Lands.

In the Steeles West Secondary Plan, the Subject Lands are identified as the eastern boundary of the Transit Transition (Zone 2) area, and therefore, subject to lower heights and densities, with the intent to allow for a more gradual transition to the Mid-Rise Mixed-Use area adjacent to Keele Street (Corridor - Zone 3). The proposed expansion of the Transit Core (Zone 1) area to include the Subject Lands provides an irregular distribution of heights with the greatest densities located on the Subject Lands, contrary to the intent of the Steeles West Secondary Plan to cluster the greatest densities at the transit node (i.e., Pioneer Village Subway Station). The Subject Lands are proposing the highest densities while proposing lower densities closer to the transit node. Staff strongly recommends that the Owner re-examine the distribution of heights and densities on an updated Quadrant Plan to locate the greatest densities at the transit

node and to allow for a more gradual transition between Zones 1, 2, and 3, to help improve alignment with the intent of the Steeles West Secondary Plan.

A condition to this effect is included in the Recommendations of this report.

Urban Design staff have provided comments on the Development

Urban Design Staff have reviewed the Development and provide the following comments:

Urban Design requests that the height of Tower D for Block 3 be reduced to less than 30 storeys to improve compatibility with the character of the Steeles Avenue streetscape. Reducing the height of Tower D would help create a better balance and transition with the height of built form south of Steeles Avenue West, currently established at 15 storeys, and be more in keeping with the Steeles West Secondary Plan, currently established at 30 storeys at the highest height next to the Pioneer Village subway station.

Other comments provided by Urban Design staff on the Applications pertaining to site layout, architecture, landscape, and sustainability shall be addressed by the Owner at the Site Development application stage, to the satisfaction of Urban Design staff.

The Policy Planning and Special Programs Department are undertaking an Official Plan Review of VOP 2010

The Policy Planning and Special Programs Department is currently undertaking an Official Plan Review ('OPR') of VOP 2010, including the Steeles West Secondary Plan. The City of Vaughan has been working towards updating the City's Official Plan through the Official Plan Review process to better meet the needs of current and future residents, businesses and those who visit Vaughan. The review process is rooted in environmental sustainability, social responsibility, and economic development to plan for complete communities and guide the City's growth for the next 30 years and beyond.

As part of the ongoing OPR, the Policy Planning and Special Programs Department has initiated a process to develop policies that may be supportive of higher density targets for developments within walking distance of an existing or planned subway stations while protecting the integrity of the vision for the area. The Applications, if approved by Council, will be reflected in these future policies to ensure consistency with the recent provincial legislations and directives.

The Environmental Planning division of the Policy Planning and Special Programs Department have no objection, subject to their advisory comments

The Environmental Planning division of the Policy Planning and Special Programs Department, reviewed the proposed development, and do not have an interest in this application as there are no natural heritage features on the Subject Lands.

Environmental Planning staff do, however, offer the following Advisory Comments for Future Plan of Subdivision/Site Development application submissions:

- The application appears to be located on lands identified as *Clean Water Act* (CWA) Highly Vulnerable Aquifers (HVA) as per York Region mapping. The applicant will need to confirm with the Region that the commercial uses they are proposing do not trigger a review of the Region's Source Protection Plan.

The Development Engineering Department has commented on the Development and provided conditions

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Sewage and Water Allocation

The availability of servicing capacity will be assessed at the future Site Development application approval stage. The allocation Resolution for Council to approve will be forwarded to Development Planning at the appropriate time. It is premature to provide an allocation Resolution at the OP and Zoning Amendments stage.

Integrated Urban Water Master Plan (IUW-MP)

The City has initiated a city-wide municipal servicing master plan update entitled Integrated Urban Water Master Plan Class Environmental Assessment (IUW-MP) Class Environmental Assessment ('EA') Study. The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan review. A Functional Servicing Strategy Report ('FSSR') for the Steeles West Secondary Plan Area/Pioneer Village Subway Station Major Transit Station Area is ongoing through the master plan update. It is anticipated that a draft FSSR will be submitted in Q3-2022 (tentative). Site servicing shall conform to the conclusions and recommendations of the FSSR / Integrated Urban Water Master Plan Class EA.

The Owner shall agree to front-end financing and construction or contribute its proportionate share of the cost(s) associated with implementing the recommended municipal servicing infrastructure improvements identified in the Steeles West Secondary Plan Area / Pioneer Village Subway Station Major Transit Station Area Functional Servicing Strategy Report to accommodate ultimate build-out of the Steeles West Secondary Plan Area, per the conclusions and recommendations of the City's ongoing Integrated Urban Water Master Plan Class EA, to the satisfaction of the City.

Master Servicing Plan

The Subject Lands are located within Steeles West Secondary Plan Area (SWSPA). Proposed water, sanitary, storm servicing and stormwater management strategy shall be in conform to the following City's master servicing studies for the SWSPA. Deviation

from the City's master servicing studies may be considered by the City with supporting documentations including but not limited to: additional water, sanitary and storm analyses, acceptable stormwater management strategy to achieve the control targets; as well as acceptable development phasing and construction staging plans.

The proposed Development and its supporting Functional Servicing Plan shall:

- reference to previously approved servicing strategy study for the SWSPA entitled "OPA 620 Municipal Servicing Master Plan Class Environmental Assessment Study" (OPA 620 MSMP Class EA), prepared by GHD, dated June 2014
- be in conformity to the ongoing Integrated Urban Water Master Plan Class EA (IUW-MP); Servicing Strategy for the Steeles West area will be reviewed and updated through the ongoing City's IUW-MP.

Water Servicing

The SWSPA lies within Pressure District 6 (PD6) of the York Water System; and receives water supply from City of Toronto through an agreement with Region of York. The Owner shall consult with City of Toronto and Region of York to confirm whether there will be adequate water supply in support of each phase of the proposed Development, or any necessary external upgrades required in anticipation of future re-developments within the SWSPA.

There is an existing 400 mm Vaughan's municipal watermain along Steeles Avenue. A new 300 mm municipal watermain is proposed along Street 'D' and Municipal Greenway, and 400 mm new municipal watermain is proposed along Street 'X', which are consistent with previous approved OPA 620 MSMP Class EA Study.

Block 1 of the proposed development will be serviced from the new 300 mm watermain on Street 'X', Block 2 will be serviced from the existing 400 mm watermain along Steeles Avenue; Blocks 3 and 4 will be serviced from the new 300 mm watermain on Street 'D'.

The proposed watermain dead ends at Street 'X' and the Municipal Greenway will need to be revised by the Owner to the satisfaction of the Development Engineering Department. Interim water distribution system looping, or any proposed alternative acceptable to the City, shall be provided to eliminate any temporary dead ends to the proposed water distribution system.

During Site Development Application stage, fire hydrant tests and water supply network analysis shall be conducted to confirm availability of adequate flow and pressure in support of the proposed Development.

In summary of the above, further confirmation is required to ensure adequacy of water servicing in support of the proposed development. The following “(H)” withholding conditions shall apply to each phase of the Subject Lands:

- Provision of adequate water servicing is required
- Provision of a Functional Servicing Report is required for all phases of the Development

Sanitary Servicing

Increased Populations and Sanitary Flows

Lane use, height, density, and proposed sanitary servicing on the Subject Lands have been significantly modified from the previously approved OPA 620 MSMP Class EA.

In comparison to the previously approved OPA 620 MSMP Class EA, land use of the Subject Lands has been amended from employment lands to high intensity residential (high rises); proposed population of the Subject Lands has significantly increased.

The OPA 620 MSMP Class EA utilized planned population of 11,000 people and employment estimates of 4,000 jobs in the Steeles West Secondary Plan Area. There are approximately 32.6 hectares of net area (Steeles West Sanitary Sewer Improvement Works By-law 116-2022). The OPA 620 MSMP Class EA assumed 413 persons/hectare of net area or approximately 15,529 persons.

The proposal consists of four phases each containing a development block (i.e. Blocks 1, 2, 3 & 4) with 3,116 units and equivalent to populations of 7,790 persons in total (FSR, WSP October 2022). The proposal will utilize almost 50% (i.e. 7,790 persons/ 15,529 persons x 100% = 50%) of the originally planned population of the OPA 620 MSMP Class EA.

Total site design sanitary sewage flow including Infiltration/Inflow will be 106.91 L/s, which would utilize 30% of the available capacity to the Steeles Avenue Collector Capacity (357 L/s) in the York Region’s Black Creek Sewage Pumping Station (OPA 620 MSMP Class EA); while the net developable area (i.e. net site area) on Subject Lands is 2.24 ha., which represents 6.9% of the overall net developable lands (32.6 ha.) in the Steeles West Secondary Plan Area. The proposed Development will utilize more than four times the sanitary sewage capacity in proportion to its net developable area over the entire secondary plan area (i.e. 30% / 6.9% > 4 times sewage capacity).

Owing to the increased population and sanitary flow, the proposed Development on the Subject Lands will trigger sanitary servicing infrastructure upgrade to the Steeles Avenue Collector Capacity and Black Creek Sewage Pumping Station.

Wastewater Servicing Strategy Amendment

The original approved OPA 620 MSMP Class EA recommended utilization of future sanitary sewers along the new public road (i.e. Street 'X') north of the Subject Lands for sanitary servicing of the north half of the Subject Lands. However, the Owner claims such preferred sanitary servicing strategy would not be feasible until re-development of external lands to the west of the Subject Lands, when construction of the future receiving sanitary sewers along Street 'X' downstream of the Subject Lands could be implemented.

The Owner has proposed to amend the original wastewater servicing strategy in the approved OPA 620 MSMP Class EA. The new proposal will direct all sanitary flows from the Subject Lands, for all phases, to the existing 375 mm sanitary sewer along Steeles Avenue. As a result of the proposed diversion of sanitary flows, it is anticipated that additional upgrades of the existing sanitary sewer along Steeles Avenue West will be required for Phases 3 and 4 of the development and other future re-developments within the Steeles West Secondary Plan area.

Phase 1 and 2

In the interim condition, Phases 1 and 2 (i.e. Blocks 1 & 2) can be accommodated by the existing 375 mm sanitary sewer on Steeles Avenue and Black Creek Sewage Pumping Station.

Phase 3 and 4 and Ultimate Build-out

Infrastructure upgrade will be triggered by Phases 3 and 4 (Blocks 4 and 3 respectively) of the proposed development and future re-developments to the east of the Subject Lands (Milestones Developments).

Black Creek Sewage Pumping Station Upgrade

In the ultimate condition, total flow from the Steeles Avenue Sanitary Collector to the Region of York's Black Creek Sewage Pumping Station will be 877 L/s, which will trigger an upgrade at the Region's pumping station, whose existing capacity of 357 L/s.

Steeles West Sanitary Sewer Improvement Works

In the ultimate full built out scenario, there will be 546.5 m length of existing 375 mm pipe to be upgraded to 675 mm (4 size up); 818.8 m length of existing 375 mm pipe to be upgraded to 600 mm (3 size up); and 326.7 m length of existing 375 mm pipe to be upgraded to 525 mm (2 size up).

The required lengths and sizes of infrastructure upgrade in response to the new Official Plan amendment are significantly more extensive than original planned in the Sanitary Servicing Strategy of OPA 620 MSMP Class EA and the planned Steeles West Sanitary Sewer Improvement Works (Site Specific Development Charge By-law 116-2022.)

Increased costs of Infrastructure Upgrade

The Owner shall be responsible for any increased costs of required infrastructure upgrade as a result of:

- (i) the proposed Official Plan amendment on the Subject Lands (i.e. increased populations); and
- (ii) the proposed modification from the recommended wastewater servicing strategy presented in the approved Municipal Servicing Master Plan of OPA 620 (i.e. directing sanitary flow towards sanitary sewers along Steeles Avenue instead of utilizing sanitary sewers along future east-west public road north of the Subject Lands).

Infrastructure Upgrades required for Phase 3 and 4 development

The Owner shall undertake design and construction of any necessary infrastructure upgrade associated with the ultimate built out areas of the SWSPA when such an upgrade is triggered by the Phase 3 and 4 development including financing and front-ending any required costs. There shall be adequate servicing prior to occupancy of the first building within the Phase 3 and 4 development. Further details shall be provided to determine when infrastructure upgrade is triggered or when requested by the City.

Wastewater Servicing Summary

Phases 1 and 2:

Phases 1 and 2 (Blocks 1 & 2) can be accommodated by the existing 375 mm sanitary sewer on Steeles Avenue in the interim condition.

Phases 3 and 4:

Wastewater infrastructure upgrade (including but not limited to upgrade and improvement of existing sanitary sewers along Steeles Avenue and Region of York's Black Creek Sewage Pumping Station) will be triggered by Phases 3 and 4 (Blocks 4 & 3 respectively) and future re-developments within the Steeles West Secondary Plan Area. Further confirmation is required to ensure adequacy of wastewater servicing in support of Phase 3 and 4 of the proposed Development. To this effect, the following "(H)" withholding conditions shall apply to Phases 3 and 4 of the Development:

- Provision of adequate wastewater servicing
- Provision of amended Wastewater Servicing Strategy and Functional Servicing Plan for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan

Stormwater Collection and Management

Currently, the Subject Lands discharges to an existing City's storm trunk sewer along Steeles Avenue, which outlets to an existing City's stormwater management (SWM) Pond, which functions as a dry pond and outlets to Black Creek, a tributary of Humber

River. The existing City's SWM Pond do not have sufficient capacity to support re-developments of the Steeles West Secondary Plan Area (SWSPA), including the Subject Lands.

As identified in the approved OPA 620 MSMP Class EA, retrofit of the existing City's SWM Pond and construction of a new SWM Pond (on Black Creek Pioneer Village's lands at the northwest of Jane and Steeles) downstream of the existing City's storm trunk sewer would be necessary to provide both quality and quantity controls to the Steeles West Secondary Plan area and to meet the Humber River Unit Release Rates.

According to the approved OPA 620 MSMP Class EA, the preferred alternative is to expand future Milestones SWM pond onto the Subject Lands, where the pond expansion shall be located within the southeast corner of the Subject Lands (i.e. 2700 Steeles Avenue West).

Pending proposed land use the Applications are in conflict with the original recommendation of the future Milestones SWM pond facility expansion on the Subject Lands. The Owner has proposed to amend the original stormwater management (SWM) strategy in the previously approved OPA 620 MSMP Class EA; and has sought to eliminate the need of the proposed pond expansion on the Subject Lands by implementing alternative SWM strategy. The Owner is required to demonstrate the feasibility of implementing the proposed alternative SWM strategy to the satisfaction of Development Engineering.

In support of the proposed SWM strategy amendment, the Owner is required to revise the SWM strategy for the entire Steeles West Secondary Plan area (i.e. in support of eliminating the required pond expansion on the Subject Lands, update the SWM strategy in the OPA 620 MSMP Class EA; and demonstrate an acceptable SWM strategy amendment). Further, the SWM strategy amendment, subject to review and approval of the Development Engineering, shall be reflected in the Stormwater Management Report and Functional Servicing Report of each Phase of the proposed Development (i.e., Phases 1 to 4).

To this effect, the following "(H)" withholding conditions shall apply to each Phase of the Development:

- Provision of amended Stormwater Management Strategy for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan;
- Provision of a Functional Servicing Report and a Stormwater Management Report to the satisfaction of the City of Vaughan;

Area Specific Development Charges:

The following Area-Specific Development Charges By-Laws shall apply to the Subject Lands:

1. Steeles West Sanitary Sewer Improvement Works
2. Steeles West Stormwater Management Improvement Works

The Subject Lands are within Steeles West Secondary Plan Area, which is the benefitting area of the forementioned Area Specific Development Charges By-Laws. These two By-laws have been enacted to collect funding for future infrastructure improvements based on recommendations from the Council Approved study entitled “OPA 620 Municipal Servicing Master Plan Class Environmental Assessment Study prepared by GHD (Final dated June 2014)”.

Transportation Engineering

Road Network/Accesses

The Subject Lands are well served by the street network as it is located on the north side of Steeles Avenue West, east of Jane Street, and west of Keele Street. Phase 1 of the Development is proposed to be accessed by the proposed municipal Street “D” from Steeles Avenue West as well as an interim driveway. However, this is unlikely due to the technical requirements and requires the City of Toronto’s approval which has not been received. It is noteworthy that, the entire phasing and development plan is built around the assumption that Street ‘D’/Steeles Avenue West intersection will become a signalized intersection that is yet to be studied and approved by the City of Toronto. A second north-south municipal road (Street ‘E’) is proposed from Steeles Avenue West on the adjacent lands to the east (outside of the Subject Lands) and a new east-west collector road (Street ‘X’) is proposed along the northern boundary of the Subject Lands. An east-west local road bisecting the Subject Lands is also proposed following the Secondary Plan Road Network. Adequate site access for each phase of the Development must be secured in coordination with the City of Toronto as reflected in the conditions of approval.

The Owner is required to further develop the cross-section and functional design for the street network under both interim and ultimate conditions in subsequent planning applications.

Transit and Active Transportation (AT) Networks

The study area has excellent access to both York Region Transit (YRT) and Toronto Transit Commission (TTC) services. There are several express and regular bus routes as well as the Pioneer Subway Station within 500 m from the Subject Lands. These services connect the Subject Lands to several mobility hubs and key parts of the region including VMC (within 2 subway station rides away) and the downtown Toronto core. In addition, York Region in coordination with other transit agencies is planning to improve

the Viva Rapid Transit Corridor along Steeles Avenue West between Jane Street to the west and Milliken GO Station to the east. This improvement will connect the Subject Lands to Spadina Subway, Yonge Subway, and Milliken GO Station.

Presently there are no dedicated cycling facilities provided along Steeles Avenue West and cyclists have to share the road with motorists. York Region is designing the Region-wide South York Greenway crossing north of the site. Pedestrian sidewalks are provided on both sides along Steeles Avenue West. The only exception is a discontinuous section of sidewalk along Steeles Avenue West on the north side between Founders Road and Keele Street.

Parking and Travel Demand Management (TDM)

The proposed parking supply rates in the Development have been reduced significantly from earlier submissions of the Development proposed through the Applications. Proposed rates deviate from the minimum requirements of the Zoning By-law 001-2021 even for the VMC area and other intensification areas of the City. While Transportation Engineering can support the reduced rates for the residential units, the reduced rates for visitor parking supply cannot be supported. Given the existing and planned transit and active transportation facilities, proximity to VMC area (the Pioneer Subway Station is only two stops away from the heart of VMC) as well as the context of the area, the ratios proposed in the second submission can be supported which are summarized below:

- Visitor parking spaces shall be provided at a minimum rate of 0.15 spaces per dwelling unit;
- Office parking spaces shall be provided at a minimum rate of 0.50 spaces/100 m²
- Retail parking spaces shall be provided at a minimum rate of 0.70 space/100 m²

The bicycle parking provision is adequate and satisfies the highest tier of requirements in the City of Vaughan. Several car-share spaces are proposed on-site to serve residents along with incentives for residents who do not purchase a parking space. Details of the TDM plan will be reviewed at the Site Development application stage of each phase.

Traffic Impacts

Area intersections particularly arterial to arterial intersections are expected to operate overcapacity under future conditions. With the addition of the proposed development, there will be additional delays. The increases in average delay at the key intersections such as Steeles Avenue West at Jane Street and Steeles Avenue West at Keele Street due to the addition of the site-generated traffic range from 2 to 6 seconds during the a.m. peak hour and 7 to 9 seconds during the p.m. peak hours, respectively under the 2031 and 2041 future total conditions. The more concerning matter is the additional density on the other lands within the secondary plan area which requires a secondary

plan level study. Aside from this matter, the transportation study has proposed a number of improvements and TDM plans in addition to the planned improvements to alleviate the traffic impacts.

External Improvements

According to the transportation study, traffic signals are proposed to be optimized and/or new advanced phases to be added. In addition, public roads within the Subject Lands are required to be designed and constructed and lands conveyed to the City. With the ongoing investment into active transportation and transit facilities in the vicinity of the Subject Lands and the proximity of the Subject Lands to York University, more residents and employees at the development are expected to shift to non-auto modes of transportation, particularly with the consideration of the reduced auto parking supply and TDM measures.

Therefore, while it is acknowledged that intensification in this area is reasonable from a transportation perspective, some of the study intersections are expected to operate overcapacity.

Environmental Engineering

Noise and Vibration Feasibility Assessment

As per recommendation of the submitted Noise and Vibration Feasibility Assessment (hereafter “noise assessment”), the Subject Lands would require a Class 4 Area designation, under the MECP noise guidelines NPC-300, to achieve compatibility between the proposed sensitive land use on the Subject Lands and existing commercial/industrial land uses in vicinity area.

The noise assessment has indicated exceedances of Class 1 limits of impulsive noise sources from adjacent commercial/industrial land uses. As per the City’s policy, the City shall retain a third-party peer reviewer to review the submitted noise assessment and recommendations, as well as applicability of the proposed Class 4 Area noise designation.

The Owner has paid the required fee to the City for initiating a peer review of the submitted noise report by an external noise professional and the City retained a third-party reviewer.

Since the proposed developments would require Class 4 Area noise designation by the City, corresponding “(H)” withholding conditions shall apply to all 4 phases of the Development as follows:

- Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City;
- The Owner and the City have agreed upon the appropriate Acoustical Class Area designation pursuant to the Ministry of the Environment, Conservation, and Parks

(MECP) Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning). If Class 4 is deemed appropriate, the Owner is required to successfully obtain a resolution passed by Vaughan Council classifying the Subject Lands as a Class 4 Area and that an amendment to the City's Noise By-law Schedule 4 include the Subject Lands, conditional upon approval of the related Site Development Application;

- If necessary, the execution and registration on title of agreements between the Owner and Owner(s) of neighbouring lands containing stationary noise sources to secure, maintain and operate any noise mitigation measures which may be required

Environmental Site Assessments

Phase 1 and 2 lands:

Phases 1 and 2 of the Development is proposed for the parcel municipally known as 2600 Steeles Avenue West. Phase One and Preliminary Phase Two Environmental Site Assessment ('ESA') Studies for municipal property of 2600 Steeles Avenue West have been submitted to the City. The submitted studies are insufficient to support the proposed development for the subject Zoning Amendment Application.

Several Areas of Potential Environmental Concern ('APECs') have been identified on 2600 Steeles Avenue West. A detailed Phase Two ESA study shall be undertaken delineate extents of the identified APECs.

Remedial Action Plan (RAP) shall be submitted to the satisfaction for City's review and approval. Any required remediation and/or Risk Evaluation/Assessments/Management of identified contaminants shall be implemented and completed to the satisfaction of the City.

Letter of Reliance issued by the environmental profession preparing the submitted environmental studies, including but not limited to Phase One and Phase Two ESAs, Remedial Action Plan (RAP) shall be provided to the satisfaction of the City.

The Owner is required to provide Record(s) of Site Condition ('RSC') filed on the Environmental Site Registry and acknowledgement letter from the MECP for the following reasons:

- The Phase 1 and 2 development has proposed to modify existing land use from commercial/industrial to more sensitive, residential, land use.
- Should remediation of the parcel at 2600 Steeles Avenue West be required to meet the applicable Standards as set out by MECP.

To this effect, the following "(H)" withholding conditions shall apply to the Phase 1 and 2 lands or 2600 Steeles Avenue West:

- Provision of a Detailed Phase Two ESA study
- For any soil and/or groundwater contamination identified at the Subject Lands, submission of a Remedial Action Plan ('RAP'), followed by the implementation of a RAP accepted by the City and the filing of an RSC, in accordance with Ontario Regulation 153/04, on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Registry.
- City of Vaughan being in receipt of confirmation of the MECP's Acknowledgement and Registration of Record(s) of Site Condition on the Subject Lands.

Phase 3 and 4 lands:

Phases 3 and 4 of the Development is proposed for the parcel municipally known as 2700 Steeles Avenue West.

No ESA report has been submitted for the 2700 Steeles Avenue West property. The Owner shall submit a Phase One ESA and if required, a Phase Two ESA, for the property municipally known as 2700 Steeles Avenue West in support of the proposed application. In the event contamination is identified, Remedial Action Plan (RAP) followed by remediation of the identified contamination will be required in support of the subject Zoning Amendment Application.

The Owner is required to provide RSCs filed on the Environmental Site Registry and acknowledgement letter from the MECP for the following reasons:

- The Phase 3 and 4 development has proposed to modify existing land use from commercial/industrial to more sensitive, residential, land use.
- Should remediation of the Subject Lands at 2700 Steeles Avenue West be required subject to findings of the outstanding environmental site assessment studies.

To this effect, the following '(H)' withholding conditions shall apply to Phases 3 and 4 or 2700 Steeles Avenue West:

- Provision of Phase One ESA and if required, Phase Two ESA study
- For any soil and/or groundwater contamination identified at the Subject Lands, submission of a Remedial Action Plan (RAP), followed by the implementation of a RAP accepted by the City and the filing of a Record of Site Condition (RSC), in accordance with Ontario Regulation 153/04, on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Registry.
- City of Vaughan being in receipt of confirmation of the MECP's Acknowledgement and Registration of Record(s) of Site Condition on the Subject Lands should remediation of any identified contamination be required.

The Parks Infrastructure and Planning Department has provided comments and conditions

The Steeles West Secondary Plan identifies a “Neighbourhood Square/Green” located in the centre of the Subject Lands. The Owner is proposing to reconfigure and relocate the Neighbourhood Square/Green (i.e. public park) further east on the Subject Lands, through Official Plan Amendment File OP.21.028.

The Parks Infrastructure and Planning Department (‘PIPD’) have reviewed the Applications and provide the following comments:

Parks and Open Space and Quadrant Plan Study:

1. Size/Location: Section 11.3.8.11. h. of the Steeles West Secondary Plan states that Public Squares will range in size from 0.4 to 0.8 hectares. PIPD staff acknowledge that the size, location, and configuration of the public park has been amended to address earlier comments provided by PIPD on previous versions of the Development reviewed through the applications. Given that the public park proposed only satisfies the minimum requirements of the Steeles West Secondary Plan, PIPD staff remain concerned with the lack of additional parks and open space proposed within the Subject Lands and Quadrant Plan area, considering the significant increase of population and density being proposed by the Applications and the absence of parks within 800 m as per the Community Services and Facilities Impact Study (‘CSFIS’) submitted by the Owner.
2. Programming and Detailed Facility Fit Plan: In accordance with Section 11.3.8.11.f. of the Steeles West Secondary Plan, public squares are intended to articulate activity areas, circulation, entry points, seating and gathering areas. The findings of the revised CSFIS indicating there are no parks within 800 m currently present for the proposed population. The Owner shall demonstrate through Detailed Facility Fit Plan to show a multi-use court, playground, outdoor fitness, unprogrammed gathering space, and waterplay. The Facility Fit Study/Plan should determine the required size of the public park.

PIPD comments provided to the Owner in Pre-Application Consultation Understanding File PAC.21.129 noted that a Parks and Open Space Detailed Facility Fit Study/Plan (‘Facility Fit Study/Plan’) is required to be submitted at Site Development application stage. To facilitate discussions between the applicant and PIPD staff regarding the location, size, layout, and facilities at the for the public park, the Facility Fit Study/Plan should illustrate the programming to be constructed within the public park. The size/footprint of proposed facilities should be noted, to ensure conformity with City standards. Detailed drawings will not be required until the Site Development application phase, but the concept developed (e.g. bubble diagram) should establish the general layout and size of features and facilities, to ensure

sufficient parkland is allotted to meet minimum service standards. The public park facilities are subject to change.

3. Parkland Dedication: to meet dedication requirements under the *Planning Act*, the policies in VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 168-2022, payment-in-lieu of parkland may be applicable at the time of building permit, discounting any public parkland dedicated to the City. The Real Estate Department have provided comments to this effect which have been included in this report.
4. Parkland conveyance and implementation: It is the intent of the City that development of the public park shall be coordinated with residential development in order to provide park facilities to the local residents in a timely manner. The Owner agrees that the requirement for a development agreement prior to the removal of a Holding Symbol (“H”) for the development of the Subject Lands shall be deemed to have been satisfied by the Owner after entering into a Development Agreement to be registered against title. The development agreement shall have regard to:
 - a) the conveyance of public parkland to the satisfaction of the City
 - b) conditions satisfactory to the City respecting the matters related to park base conditions per City requirements including proof of filing of Records of Site Condition appropriate to the intended parkland use, geotechnical investigation and Phase 2 Environmental Site Assessment, grading, servicing
 - c) necessary easements for access, servicing utilities, maintenance, etc. to facilitate public access and routine operation and maintenance of the park
 - d) necessary Access Agreement licenses or other access rights as reasonably required to allow the Owner to complete construction and development of the site, including, without limitation, rights for crane-swing, temporary storage, installation of tie-backs and shoring, the erection of temporary hoarding and fencing, and such provisions (including indemnity) as may be reasonably required by the City to ensure that the lands are not damaged or contaminated by such activities and rights of access. Additional details of the above will be provided in future comments.
5. Timing/Phasing: Prior to approval the Applications, the Owner will be required to submit a phasing plan. The proposed public park shall be conveyed and constructed as part of the first phase of development to ensure that a minimum local level of service and programming can be provided.

Conditions to this effect are included in the Recommendations section of this report.

The Real Estate Department has no objection to the Development, subject to cash-in-lieu of the dedication of parkland and the Community Benefits Charge being satisfied

For high-density residential development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, at Vaughan's discretion, prior to the issuance of a Building permit, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law.

Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the Subject Lands in accordance with Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to City's Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the community benefits charge payment.

The Financial Planning and Development Finance Department have no objection to the Development, subject to development charges being paid

The Financial Planning and Development Finance Department have no objection to the Development, subject to the Owner paying any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit.

The York Catholic District School Board has no objections and the York Region District School Board is requesting a condition

The York Catholic District School Board requests that in support of Active and Safe Routes to School, sidewalks be provided on at least one side of all streets within this plan. Sidewalks are important infrastructure in facilitating students (residents) walking to school, or to bus stop locations.

The York Region District School Board ('YRDSB') provided comments advising that based on the targets within the Steeles West Secondary Plan and earlier planning studies for the area, the Board identified the need for a minimum of one elementary school site to serve the anticipated development in the Steeles West area. There is concern that the proposed 3,116 units will deplete the majority of the envisioned 5,500-unit target of the Steeles West Secondary Plan. With the potential for the remaining areas within the secondary plan to be developed with densities likely higher than those envisioned in the Secondary plan, the YRDSB is concerned the population, including students generated in this area will exceed that of the accommodation estimates made

based on the Secondary Plan targets including the designation of one elementary school site.

The YRDSB pointed out that the Subject Lands and overall Steeles West Secondary Plan are on lands that have historically been employment and schools with available accommodation are a significant distance away with limited ability to accommodate students due to development within their more immediate communities. The existing school site as identified in the Steeles West Secondary Plan is conceptually shown on lands occupied by the UPS distribution centre and the YRDSB has concerns on the availability of the school site lands once there is a threshold of students to proceed with a new school. YRDSB staff are open to discussions on potential alternative locations for the school site.

The YRDSB requested that the City consider a phasing plan for the Steeles West Secondary Plan area including potential holding provisions for this Development and other future development applications until there is more certainty on the provision of community facilities/services including adequate school accommodation for students generated in this area with the increased densities proposed. A condition to this effect is included in the Recommendations section of this report.

Phasing of the Development is being proposed as discussed in earlier sections of this report to address concerns with respect to ensuring that the development progresses in an orderly fashion to ensure all of the required infrastructure and facilities are in place.

No comments were received from the Conseil Scolaire de District Catholique Sud.

The City of Toronto has reviewed and provided comments on the Applications as Steeles Avenue West is entirely within the City of Toronto's jurisdiction

The City of Toronto Community Planning Department for Etobicoke-York District ('Toronto Community Planning') has been circulated on the Applications for comment, as the City of Toronto has jurisdiction over the entire Steeles Avenue West right-of-way. The Development is proposing a vehicular access to Steeles Avenue West from Street 'D' which is partially located on the Subject Lands and is proposed to be a municipal road.

Toronto Community Planning presented a Request for Direction Report dated April 6, 2022, to the City of Toronto Planning and Housing Committee on April 27, 2022. The report recommended that:

1. City Council forward the report to the City of Vaughan Development Planning Department.

2. In the event that the City of Vaughan approves the applications at 2600-2700 Steeles Avenue West that are not substantially in conformity with the Council of Vaughan adopted Steeles West Secondary Plan, City Council direct the Chief Planner and Executive Director, City Planning to report back to the Planning and Housing Committee on next steps.
3. Should the applications at 2600-2700 Steeles Avenue West be appealed to the Ontario Land Tribunal, City Council direct the City Solicitor and appropriate City staff to attend and seek party status to support the City's interests.

The City of Toronto Planning and Housing Committee adopted the above-noted recommendations.

Toronto Community Planning has expressed concerns with the proposed built form and intensity of the proposed development. The proposed FSI and building heights exceed the intensity of development contemplated in the Secondary Plans along this section of Steeles Avenue West and marks a significant departure from the planning framework for the area. Both the Cities of Vaughan and Toronto's Secondary Plans for this area contemplate new development to occur at a lower scale.

Toronto Community Planning acknowledges the introduction of a new 2,535 m² seniors daycare space and 3,130 m² childcare space. This marks an improvement from the original submission, which included no space for community services and facilities.

York Regional Council endorsed the draft MTSA delineations to be included in the forthcoming update of the Regional Official Plan. The proposed delineation on the north side of Steeles Avenue around Pioneer Village Station may allow for the provision of affordable housing in new development provided the lands are subject to an Inclusionary Zoning By-law.

Toronto Community Planning recommends the following to address the above:

1. The City of Vaughan implement the planned scale and intensity of development in accordance with the Steeles West Secondary Plan.
 - Community Planning provided input to City of Vaughan and York Region staff on the Steeles West Secondary Plan which was adopted to ensure future development would be compatible with the planning framework south of Steeles Avenue West. Both the York University Secondary Plan and Steeles West Secondary Plan establish connected and integrated street patterns.

2. The City of Vaughan implement Map 11.3.B. in the Steeles West Secondary Plan to ensure alignment with Map 10-9 in the City of Toronto's York University Secondary Plan.
3. The City of Vaughan continue to work with the applicant to provide additional space for community services and facilities particularly so, if the site is to be developed at this rate of intensity, contrary to the York University Secondary Plan and Steeles West Secondary Plan.
4. The City of Vaughan include appropriate regulations within the site-specific amendments to Zoning By-law 001-2021 and Zoning By-Law 1-88 that includes the minimum requirements for the provision of the various community services and facilities proposed on-site.
5. The City of Vaughan continue to work with the applicant to explore opportunities to secure affordable and/or non-market housing units.

The Owner continues to work with the City of Toronto to address their comments on this Development.

NAV CANADA has no objection to the Development, subject to requirements being met

NAV CANADA has evaluated the Applications and have no objection to the Development, as submitted, provided that the following conditions are met:

Buildings:

- The height of any buildings in this proposal shall not exceed the height of 1334 feet above mean sea level. The maximum building height includes the height of any penthouses, antennas, elevator shafts etc.

Cranes:

- The height of any cranes involved with the construction (tower and installation/dismantle mobile cranes) shall not exceed the height of 1334 feet above mean sea level. The maximum crane height is understood to go to the top of crane apex.
- Since the proposed crane locations were not known at the time of this application, a Land Use Application must be sent to NAV CANADA for all construction cranes.

Canada Post has no objection to the Development

Canada Post has no objection to the Development, subject to the Owner providing the building with its own centralized mail receiving facility. Additional comments may be submitted at the time of Site Development Application submission.

CN Rail has no objection to the Development subject to conditions and the completion of a peer review

CN Rail has provided comments raising concerns associated with developing/densifying residential uses in proximity to their railway right-of-way. This is due to noise, vibration and potential trespass issues that will result. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated.

CN Rail has advised that it is waiting for the peer review of the Noise and Vibration report submitted by the Owner to be completed. The Owner shall address comments provided through the peer review, to the satisfaction of CN Rail. A condition to this effect is provided in the Recommendation section of this report.

CN Rail provided the Owner with guidelines for the development of sensitive uses in proximity to railways. CN's guidelines reinforce the safety and well-being of any existing and future occupants in the area and requested that the City pursue the implementation of the criteria as conditions of approval. The City shall include the conditions of approval received by CN Rail at the time when the future Draft Plan of Subdivision and/or Site Development applications are submitted to the City by the Owner and circulated for comment.

The Owner shall address comments respecting the Hydro Corridor and Parkway Belt West Lands

A portion of the Parkway Belt West Lands is located along the length of the north side of the Subject Lands as identified on Schedule 1 – Urban Structure of VOP 2010. There is also a Hydro Corridor located within these Parkway Belt West Lands.

As such, Hydro One Networks Inc. ('HONI') has completed a preliminary review of the Applications. As the Subject Lands are abutting and/or encroaching onto a HONI high voltage transmission corridor (the 'Hydro Corridor'), HONI does not support the proposed Development at this time, pending review and approval of the required information.

HONI advised that their comments on the Applications do not constitute an endorsement of any element of the Development design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

The Parkway Best West Lands are provincially owned lands and as such, comments have been received respecting the Development by the Property Manager (DMS Property) for these lands on behalf of the province, as follows:

- There is a tenant on these lands located to the east on Keele Street, GP Farms.

- There are concerns on the impact that the construction may have on his business i.e., Business loss or possibly restricted access.
- There is currently a legal matter underway as a result of construction issues with York Region's Sewer Rehabilitation project on this parcel which has negatively impacted this tenant's business.
- If a license agreement is required for any works on the provincial lands that may impact this farmers business, a provision addressing compensation for loss will be required.

Infrastructure Ontario ('IO') also provided comments on the Applications in addition to the comments provided by HONI and the provincial Property manager. IO advised that together with Hydro One, they are not in support of the east-west municipal road (Street 'X') as shown on Attachment 2, running longitudinal in the hydro corridor, but would be supportive of an alignment adjacent to the Hydro corridor southern property limit.

The Owner continues to work with HONI, IO and the provincial Property Manager to address the above comments. A condition to this effect is included in the Recommendations section of this report.

Other Utility providers

The other utility providers including Bell Canada, Rogers Communication Inc., Enbridge Gas Distribution and Alectra Utilities Corporation have no objection to the Development. Additional comments may be submitted at time of Site Development Application submission.

Financial Impact

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

Broader Regional Impacts/Considerations

On November 1, 2022, York Region confirmed that they remain the approval authority for Official Plan Amendment File OP.21.028 ('File OP.21.028') by not exempting File OP.21.010 from Regional Approval. Therefore, the requested exemption from York Region approval for File OP.21.028 is denied.

According to York Region, the proposal represents significant increases in height and density permissions that will set a precedent in the immediate area. This intensification area, as described in VOP 2010, already conforms to the intensification direction from Provincial and Regional policies. Further increasing heights and densities, on a site-specific basis, may over-burden the immediate area and will have cumulative impacts to the Region's road network and water and wastewater systems. York Region recommended that applications such as the Applications for the Subject Lands should await the outcome of an updated Secondary Plan to guide development in a

comprehensive manner. York Region strongly encourages the City to commence a comprehensive update of the Secondary Plan to guide this vision for the area and these types of development proposals.

Should the Applications be approved, File OP.21.028 will be forwarded to York Region for final approval. A Condition to this effect is included in the Recommendation section of this report.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS and conforms to the Growth Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88 are appropriate for the development of the Subject Lands. The Applications are appropriate and compatible with the existing uses in the surrounding area and support the MTSA located in close proximity to the Subject Lands.

On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact: Mary Caputo, Senior Manager of Development Planning at 905-832-8585, extension 8635.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning (with proposed Phasing)
3. Landscape Plan
4. Conceptual Building Elevations – South Elevation facing Steeles Avenue West
5. Conceptual Building Elevations – West Elevation facing Street ‘D’
6. Conceptual Building Elevations – East Elevation facing Public Park
7. Conceptual Building Elevations – North Elevation facing Street ‘X’
8. Perspective Renderings
9. Original Proposal: January 2022

Prepared by

Mary Caputo, Senior Manager of Development Planning, extension 8635
Nancy Tuckett, Director of Development Planning, extension 8529

Approved by

A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager