

## Committee of the Whole (1) Report

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**DATE:** Tuesday, April 4, 2023

**WARD:** 4

**TITLE:** ZANCOR HOMES (STEELES) LP  
OFFICIAL PLAN AMENDMENT 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

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**Purpose**

To advise the Committee of the Whole of additional amendments to Vaughan Official Plan 2010 and Zoning By-laws 1-88 and 001-2021, which are required to facilitate the high-rise mixed-use development on the subject lands as approved by Council on November 29, 2022, through Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057.

**Report Highlights**

- Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057 were approved by Council on November 29, 2022, to facilitate a high-rise mixed-use development on the subject lands
- Additional amendments to the Vaughan Official Plan 2010, Zoning By-laws 1-88, as amended and Zoning By-law 001-2021, as amended, are required to facilitate the development as approved by Council
- No changes to the Council approved development are being sought
- The recommended amendments will be reflected in the implementing by-laws for the Official Plan and Zoning By-law Amendments

## **Recommendations**

1. THAT Recommendation 1a) of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be deleted and replaced with the following:  
  
    “1a) To amend section 9.2.3.6 to permit the portion of the High-Rise Buildings above 12 storeys to be set back a minimum of 8 metres from any property line”
2. THAT Recommendation 1 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be amended to include the following additional amendments to Vaughan Official Plan 2010 in sequential order:  
  
    “e) To amend Policy 11.3.4.9 to permit golf driving range and miniature golf uses in the Public Park, to permit a gas station only in accordance with the gas station policies of the in-effect Vaughan Official Plan, and to permit a drive-through establishment only in accordance with the drive-through facilities policies of the in-effect Vaughan Official Plan  
  
    f) To amend the Urban Design policies in Section 11.3.10.5.c. to permit buildings to have entrances other than the main entrance facing Steeles Avenue West (where the building(s) are located on Steeles Avenue West) and section 11.3.10.8.d. to permit the tallest buildings to be located fronting on the east-west and north-south primary roads and the east-west secondary road identified on Map 11.3.B – Transportation Network  
  
    g) To amend section 11.3.12.42 to permit a minimum 3 metre landscape buffer for residential uses on the south side of the east-west primary road”
3. THAT Table 1 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be revised to remove a banquet hall, motor vehicle sales establishment, automotive retail store, car rental service, and retail warehouse as permitted uses on the Subject Lands.
4. THAT Table 1 and Table 2 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38), be revised to amend the Maximum Building Heights as follows:  
  
    Block 1 – 180.5 metres  
    Block 2 – 95.5 metres  
    Block 3 – 159 metres  
    Block 4 – 192.5 metres

## **Background**

Location: 2600 and 2700 Steeles Avenue West (the 'Subject Lands').

Zancor Homes (Steeles) LP (the 'Owner') submitted Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057 (the 'Applications') to facilitate the following development (the 'Development') of the Subject Lands:

- Phase 1 - a 55 and 52-storey residential apartment building (Towers A and B (connected by a 5-storey podium with a 4,000 m<sup>2</sup> (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.

Council approved the Applications for the Subject Lands on November 29, 2022. Following Council approval, Development Planning staff initiated the preparation of the implementing by-laws for these applications. During this process, Staff identified additional amendments that were required in order to implement the approved Development as shown on Attachment 2 and Attachments 4 to 7 of the Committee of the Whole Report dated November 22, 2022 (Item No. 5, Report No. 38). The rationale for the additional amendments being sought are as follows:

- The setback for the portion of the High-Rise Buildings above 12 storeys was measured from the current property line rather than the property line resulting from the future conveyance of road-widenings and road right-of-ways
- To ensure consistency between the provisions contained in both Zoning By-laws 1-88 and 001-2021 and the policies of Vaughan Official Plan 2010, specifically Volume 2, Section 11.3 – Steeles West Secondary Plan
- To ensure that the amendments to the applicable policies, including urban design policies contained in Section 11.3 – Steeles West Secondary Plan are appropriately captured in order to facilitate the development proposal as approved

- The maximum building heights identified in Table 1 and Table 2 of the Committee of the Whole Report were incorrectly identified. The updated maximum building heights are consistent with the maximum building heights shown on Attachments 4 to 7 of the Committee of the Whole Report (less the 5 metre mechanical penthouse, which is not included in the calculation of maximum building height). The heights identified in Table 1 and Table 2 compared with those shown on Attachments 4 to 7 of the Committee of the Whole Report represent a difference of 1 to 2 metres and does not increase or decrease the overall height of the towers in terms of the number of storeys approved by Council. Below is a table comparing the maximum buildings heights identified in Tables 1 and 2 of the Committee of the Whole Report and the correct maximum building heights:

| <b>Maximum Building Heights Identified in Tables 1 and 2</b> | <b>Correct Maximum Building Heights</b> |
|--------------------------------------------------------------|-----------------------------------------|
| Block 1 - 179.5 m                                            | Block 1 - 180.5 m                       |
| Block 2 - 93.5 m                                             | Block 2 - 95.5 m                        |
| Block 3 - 158.0 m                                            | Block 3 - 159.0 m                       |
| Block 4 - 194.0 m                                            | Block 4 - 192.5 m                       |

### **Previous Reports/Authority**

Previous reports related to the Applications can be found at the following links: [November 22, 2022, Committee of the Whole \(1\) \(Item No. 5, Report No. 38, Recommendations 1 to 7\).](#)

### **Financial Impact**

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

### **Operational Impacts**

There are no operational impacts associated with this report.

### **Broader Regional Impacts/Considerations**

York Region has determined the proposed amendment adversely affects Regional planning policies or interest. As such, York Region has not exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

### **Conclusion**

This report provides further clarification to the Committee of the Whole regarding the additional Amendments required to Vaughan Official Plan 2010 and Zoning By-laws 1-88 and 001-2021 to facilitate the Council approved Applications. The Recommendations of this report seek to update Recommendation 1 and Table 1 of the Committee of the Whole Report dated November 22, 2022 (Item 5, Report No. 38) and approved by

Council on November 29, 2022. The Development Planning Department is satisfied the Recommendations contain the additional amendments required to facilitate the Development of the Subject Lands as approved by Council. The implementing By-laws will include the above amendments.

**For more information**, please contact Mary Caputo, Senior Manager of Development Planning, at extension 8635.

### **Attachments**

1. Context and Location Map.
2. Council Approved Site Plan and Zoning (November 22, 2022).

### **Prepared by**

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

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager