

PUBLIC MEETING

**Committee of the Whole (City of Vaughan)
Agenda Item 4.1
MAY 30, 2023**

212, 220 AND 222 STEELES AVENUE WEST

**Zoning By Law Amendment File No. Z.22.023
Official Plan Amendment File No. OP.22.012**

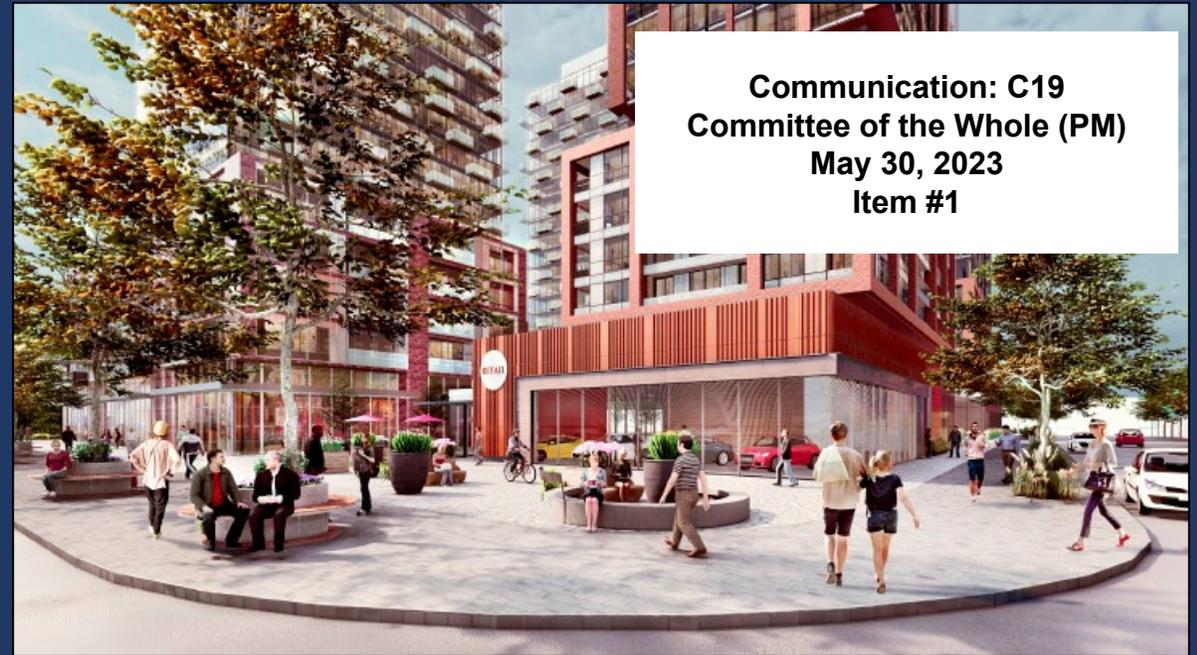


PLANNING

Christian Chan, Planner

Applicant:

**1163919 ONTARIO LTD.,
1888836 ONTARIO LTD.,
and 1211612 ONTARIO LTD. (AWIN)**



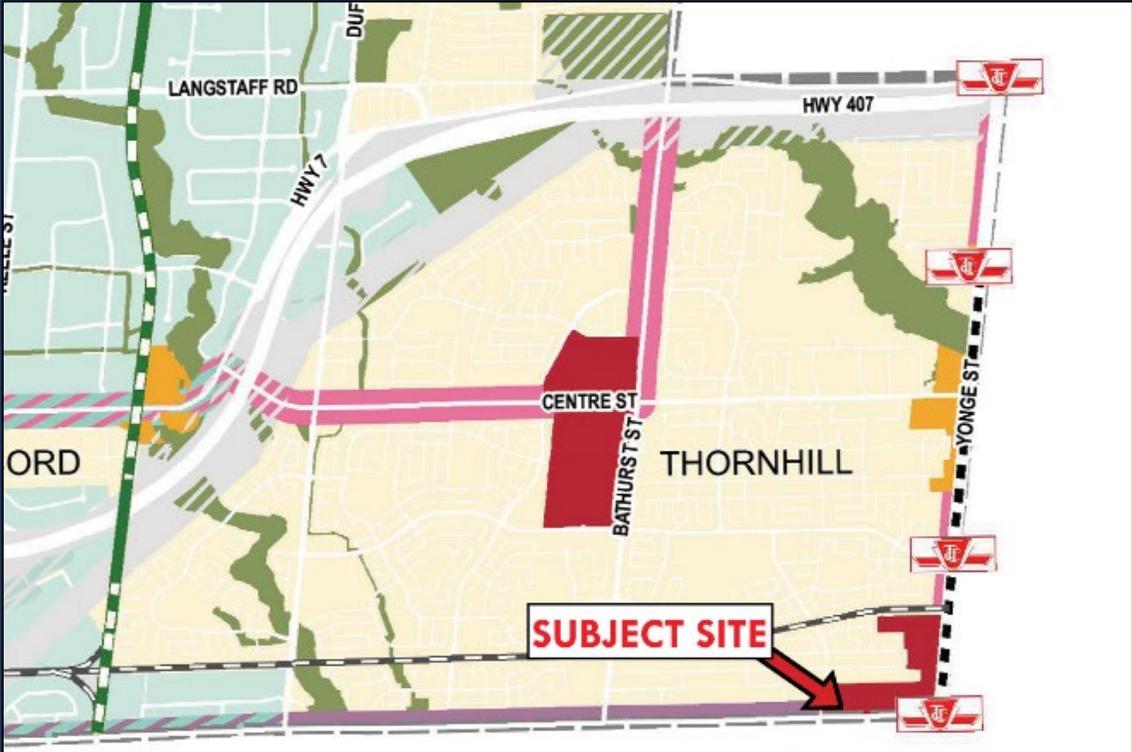
SITE CONTEXT - POLICY

York Region Official Plan Map 1



“Urban Areas”

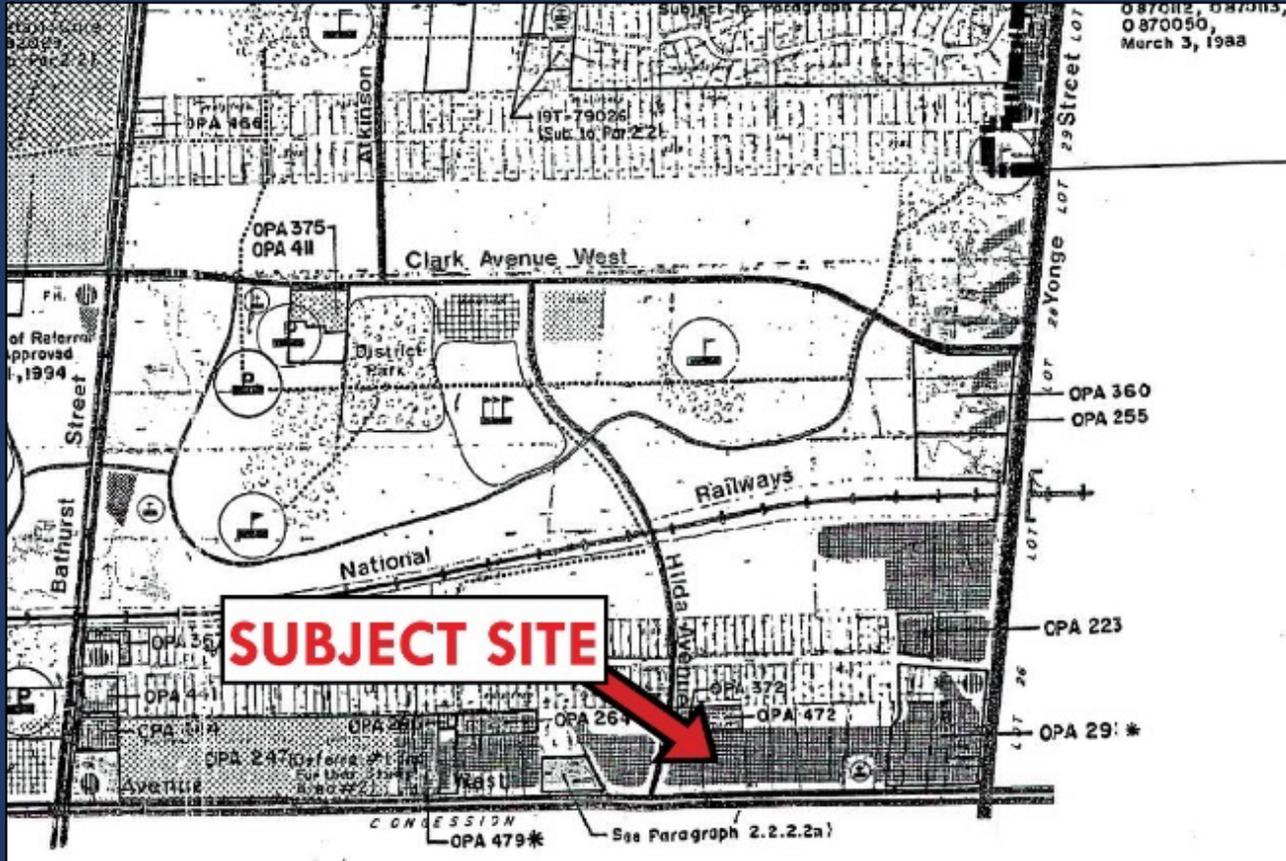
Vaughan Official Plan Schedule 1



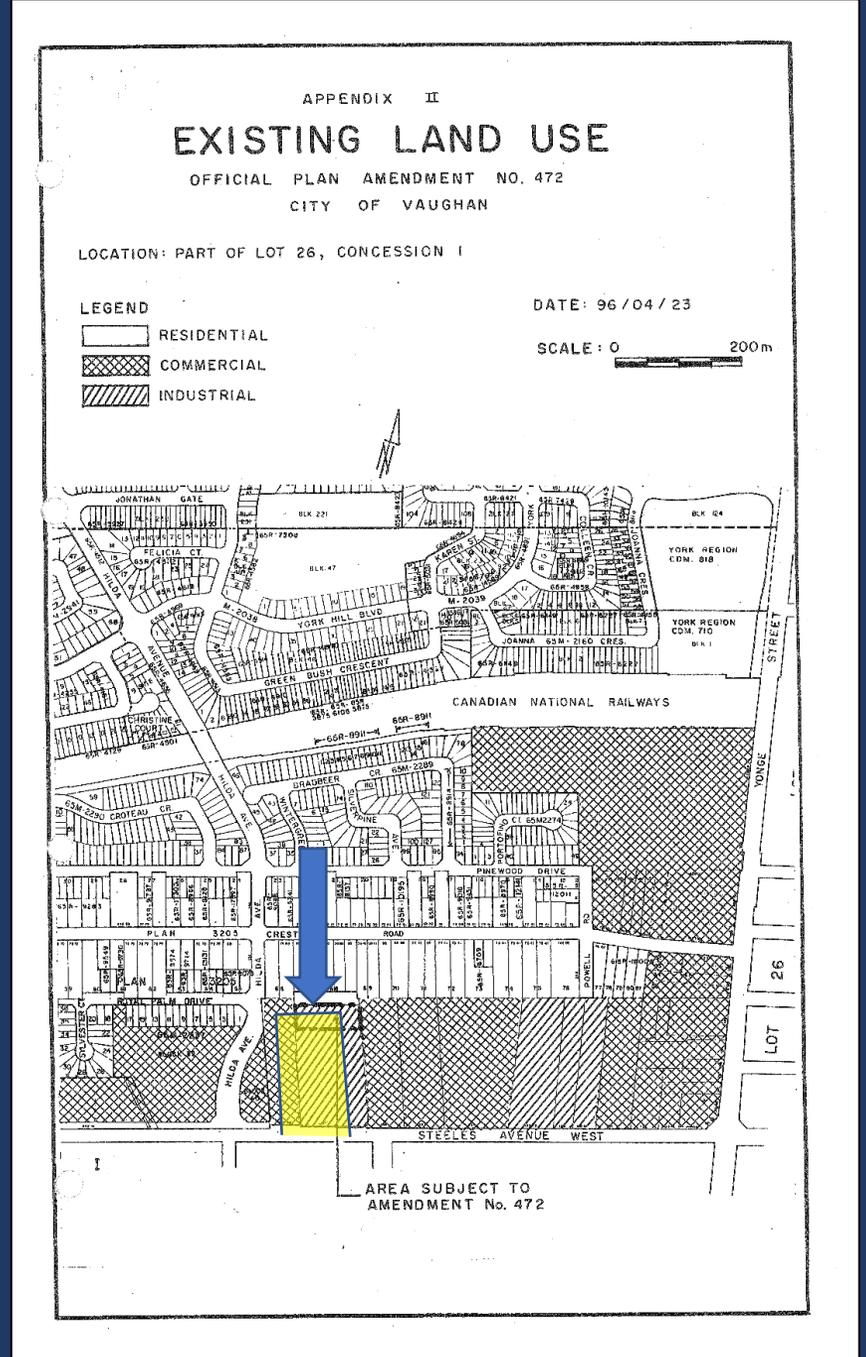
“Primary Centres”
“Regional Rapid Transit Corridor”

SITE CONTEXT - POLICY

THORNHILL VAUGHAN COMMUNITY PLAN By-law 62-97 (OPA 210)



“General Commercial”

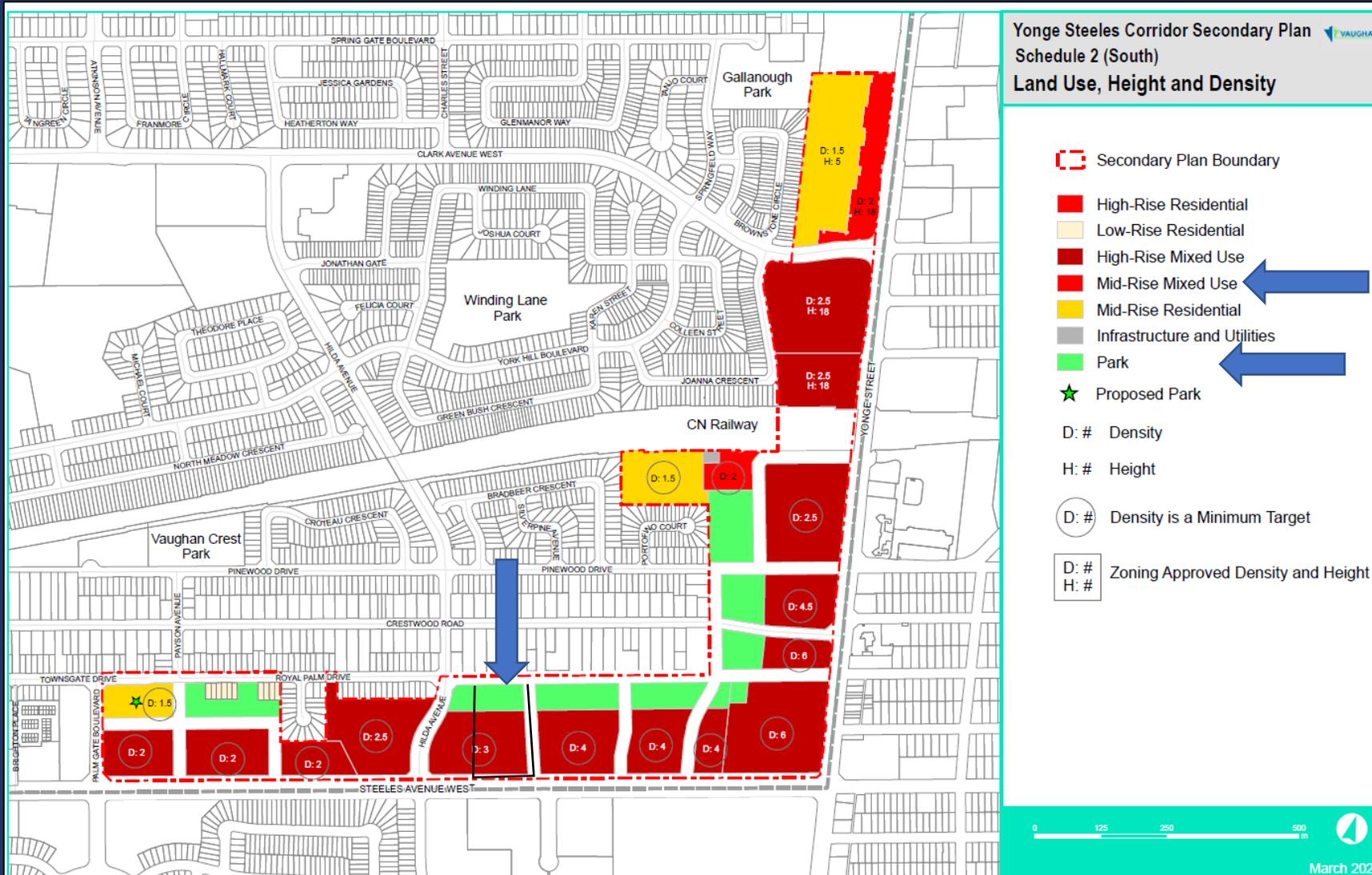


OPA 472 Appendix II

212, 220 AND 222 STEELES AVENUE WEST

SITE CONTEXT - POLICY

Schedule 2 (South) of the Modified YSCSP



SITE CONTEXT – POLICIES FOR LAND USES

EXISTING USES - Dealerships:

10.0 Continuation of Existing Uses: South Area - South of CN Railway

10.1. Land uses that lawfully existed as of June 15, 2022, can continue to exist.

FUTURE USES – Urban Format Dealerships:

3.4 High-Rise Mixed-Use

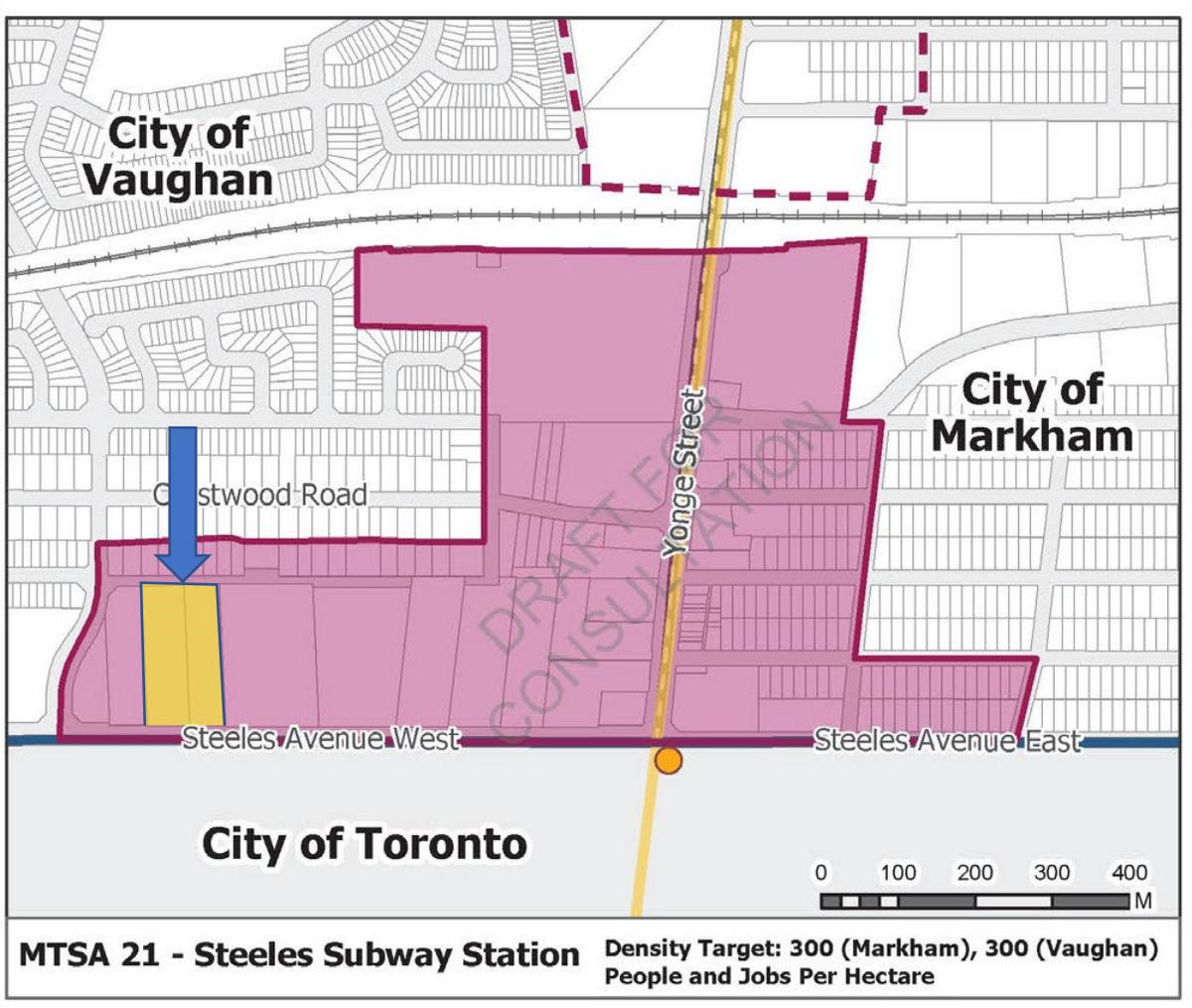
3.4.2 Permitted Uses

3.4.2.1. Permitted uses in the High-Rise Mixed-Use designation shall be in accordance with Section 9.2.2.6 b) of the Official Plan, with the following exceptions:

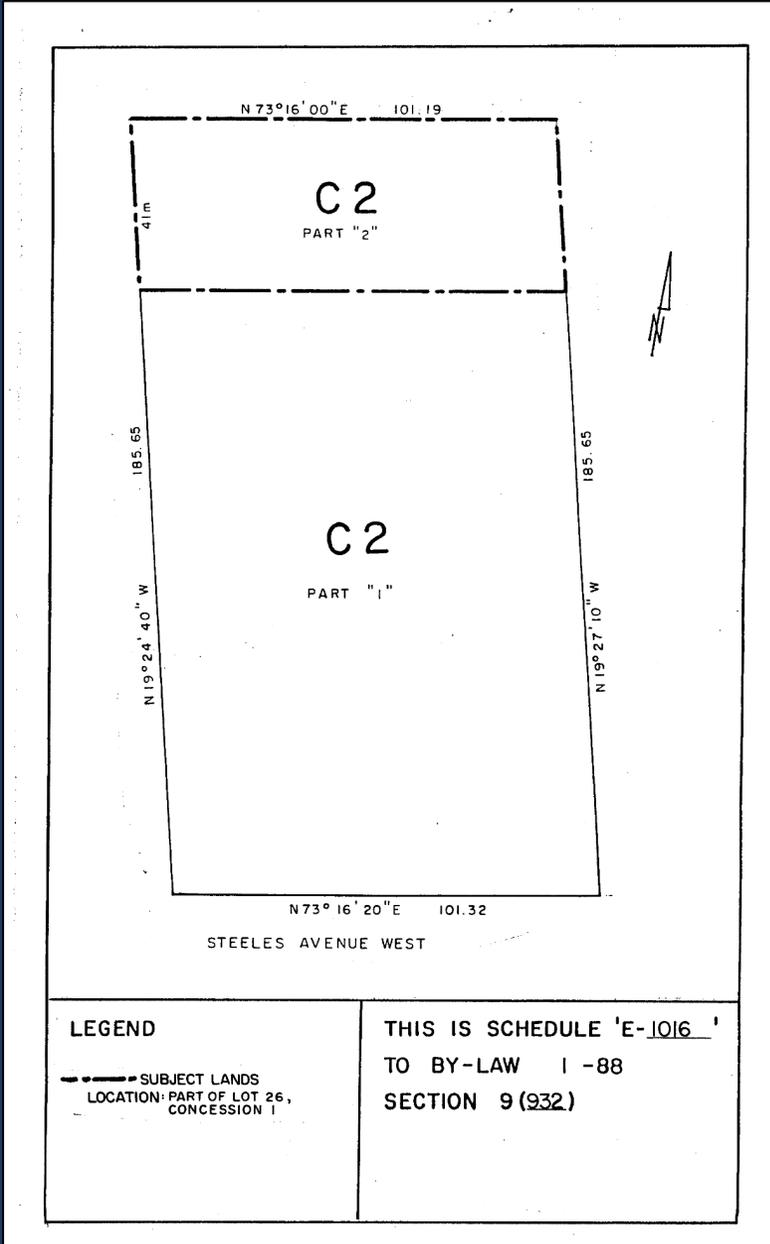
- Motor vehicle sales are permitted. For the purposes of the YSCSP, Motor Vehicle Sales shall be defined as where vehicles are displayed, sold or leased and does not include mechanical repairs and autobody repairs**

SITE CONTEXT - POLICY

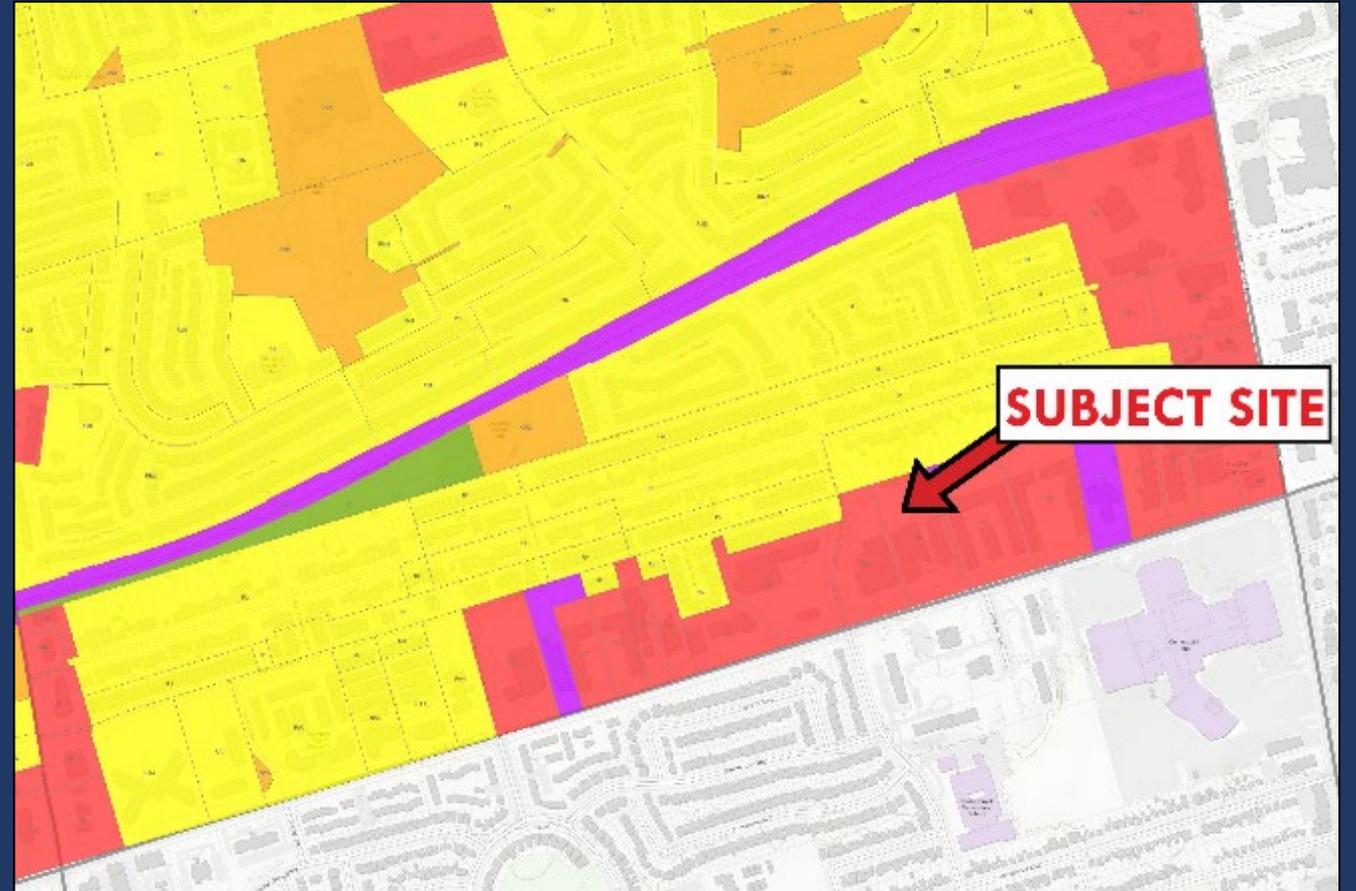
Draft 2022 York Region Official Plan MTSA Map



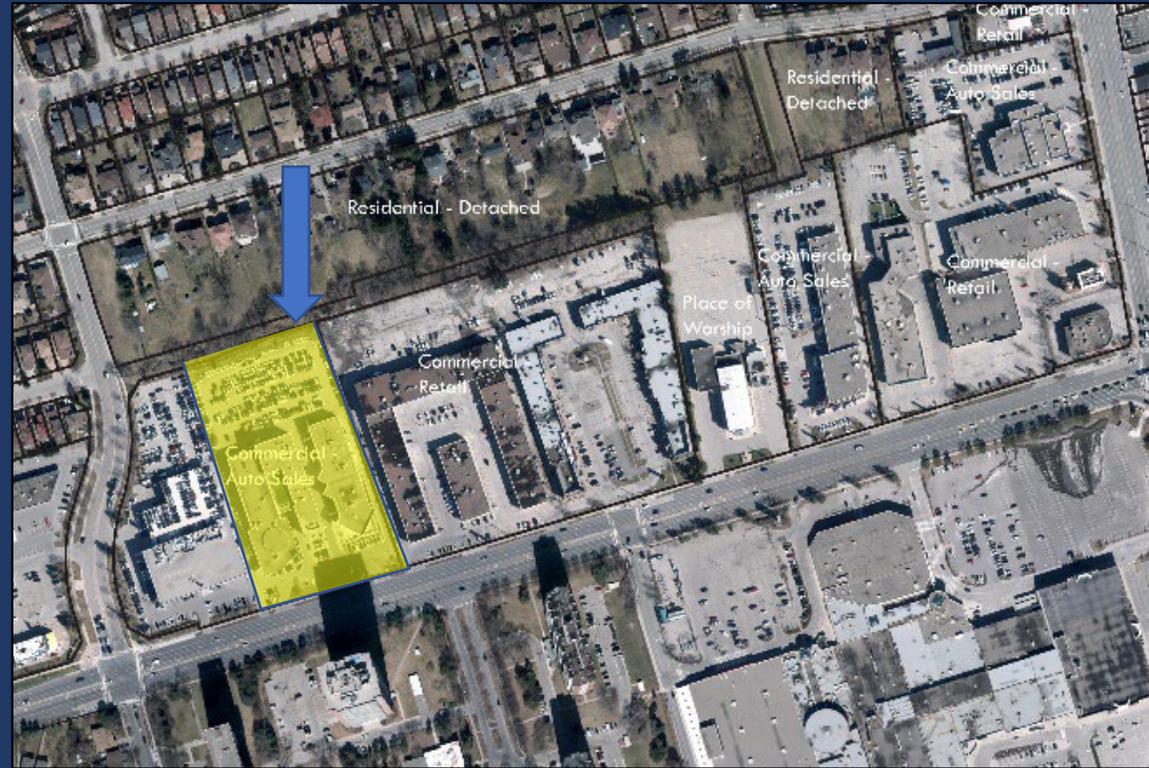
SITE CONTEXT - ZONING



By-law 1-88 Zoning Along Steeles Ave W (C2 ZONE IN RED)



SITE CONTEXT - EXISTING





Statistics 212-222 Steeles Ave W

GROSS SITE AREA 16,313.3 SM (± 175,595 SF)

SITE CONTEXT - EXISTING

The existing dealerships currently provide over 200 high-paying jobs

The dealerships will continue until the future development of the Site to be phased over a 15-20 year timeline.

Current Site Development Applications to permit dealership expansions and parking deck structure to the rear for future EV sales

Existing Dealerships conform to site-specific permissions in Secondary Plan

CONSULTATION and APPLICATION PROGRESSION

- **2021 Pre-Application Discussions with City**
- **City of Vaughan Planning Division**
- **Spring Farm Resident's Association**
- **Proposal submitted in Conformity with Secondary Plan approved the Ontario Land Tribunal (OLT) in 2022**
- **Remaining OLT Phase 3 for Parking and Phasing Policies**
- **1st Submission**

DESCRIPTION OF PROPOSAL

- **Two phases of mixed use development after phasing out of existing Dealerships**
- **FIRST - 212 Steeles Avenue West (Volkswagen)**
- **SECOND - 220 – 222 Steeles Avenue West (Volvo and Subaru)**
- **Phasing strategy will ensure conveyance of a large unencumbered park comprising 27.3% of the existing Site area, totaling 4,451.6 m²**

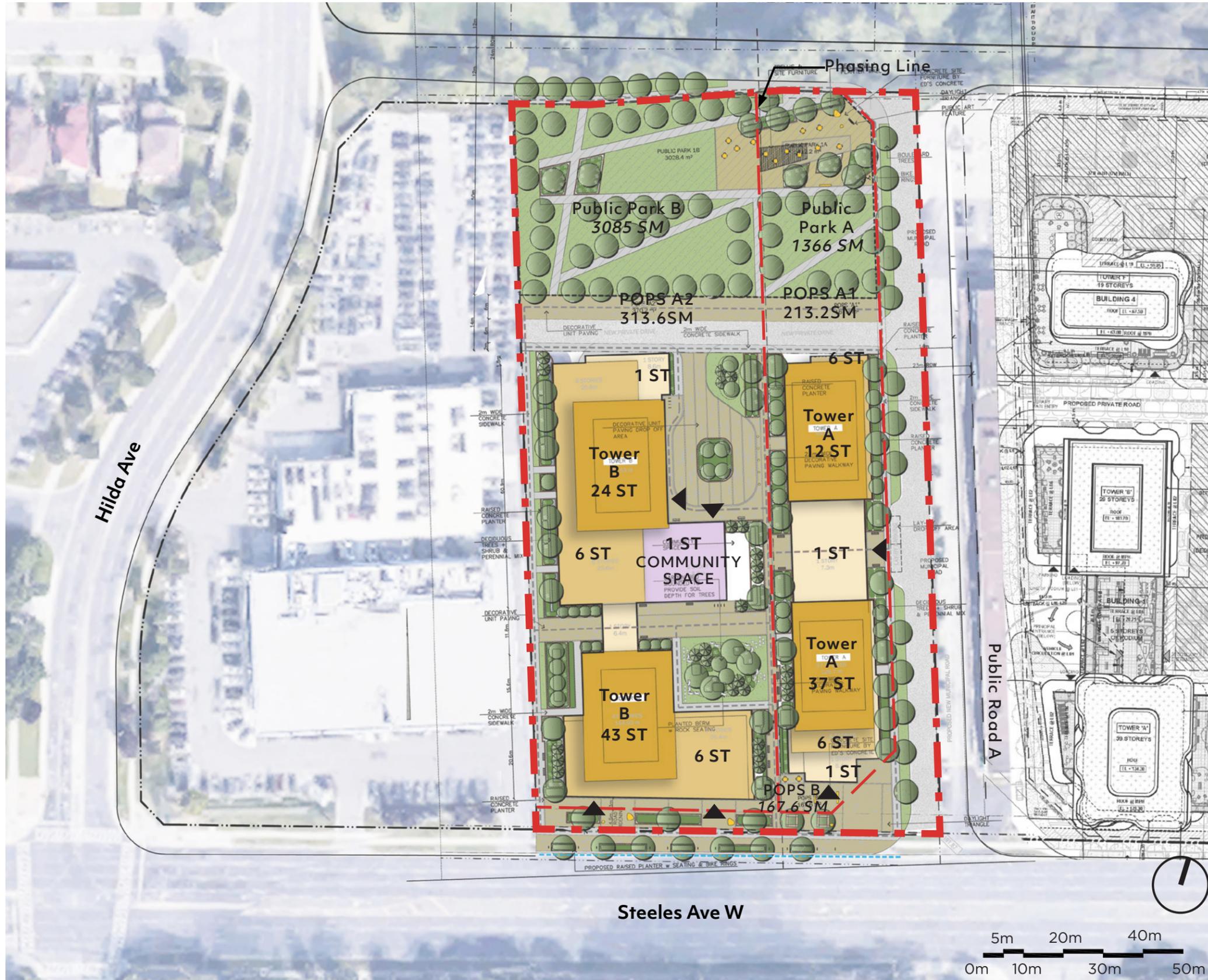
	Parkland Dedication (m ²)	POPS (m ²)	Indoor Res Amenity (m ²)	Outdoor Res Amenity (m ²)	Community Space (m ²)
Phase 1	1366.7	379.8	979	534.7	0
Phase 2	3084.9	313.6	1283.3	2074.8	388.6
Total	4,451.6	693.6	2262.3	2609.5	388.6

- **New 23m wide north-south right-of-way proposed part of Phase 1. (“N-S 3” on the Secondary Plan Maps)**

Site Plan - Phase 1



STEELES AVENUE WEST

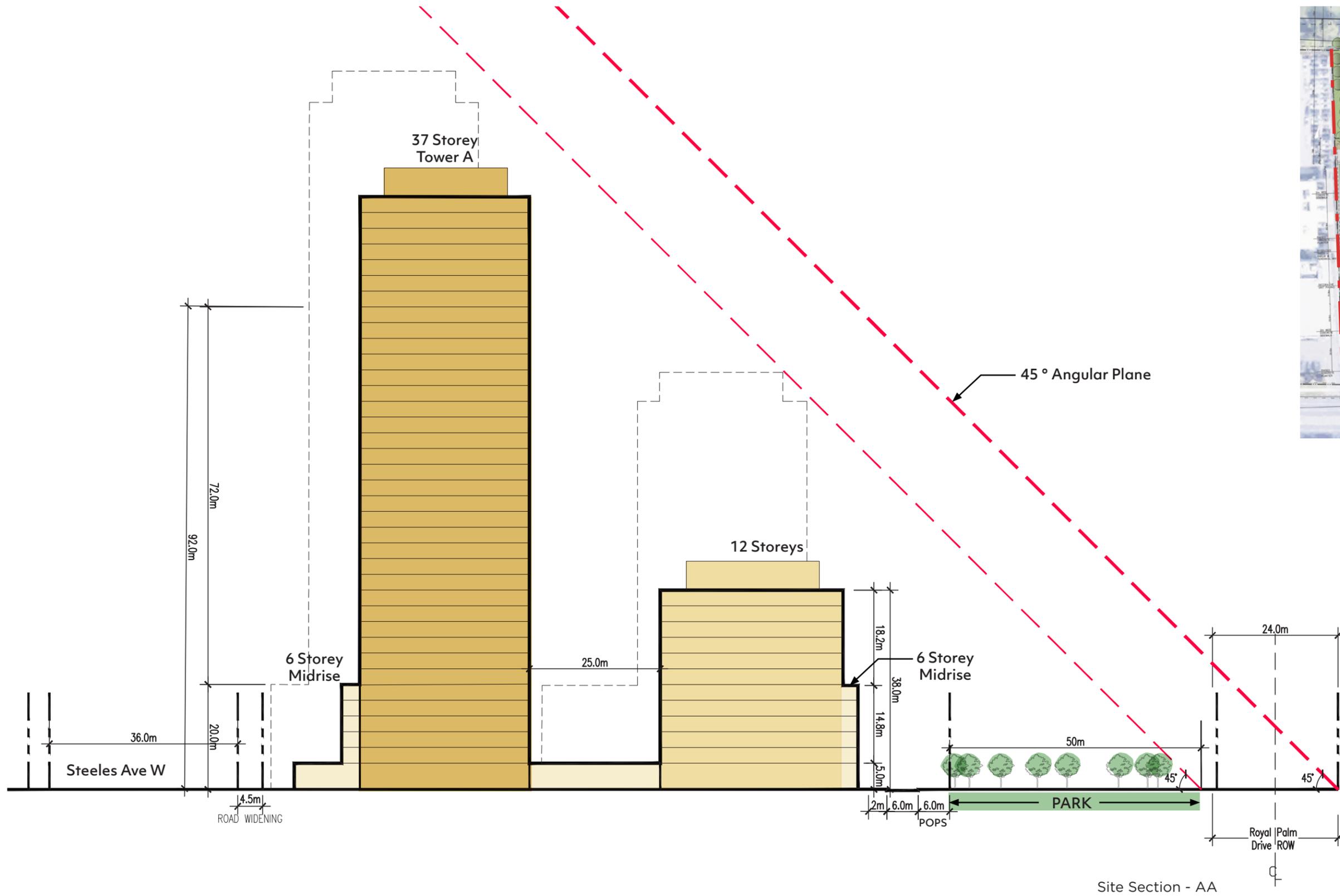


212-222 Steeles Ave W

Statistics 212-222 Steeles Ave W

MASTER PLAN	
GROSS SITE AREA	16,313.3 SM (± 175,595 SF)
PUBLIC PARK	4,451.6 SM (± 47,917 SF)
PARK DEDICATION	27.3%
NET SITE AREA (Parks Deducted)	11,861.7 SM (± 127,678 SF)
POPS	693.4 SM (± 7,463 SF)
RESIDENTIAL GFA	85,957.5 SM (± 925,239 SF)
RETAIL GFA	1,281.3 SM (± 13,792 SF)
COMMUNITY GFA	388.6 SM (± 4,183 SF)
TOTAL GFA	87,627.4 SM (± 943,213 SF)
UNIT COUNT	± 1,085 UNITS
TOTAL GFA	87,627.4 SM (± 943,213 SF)
TOTAL FSI	7.4

Site Section- AA

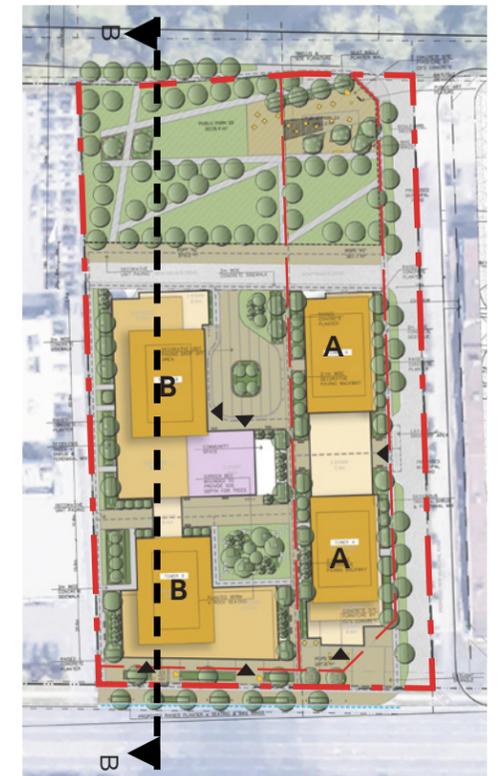
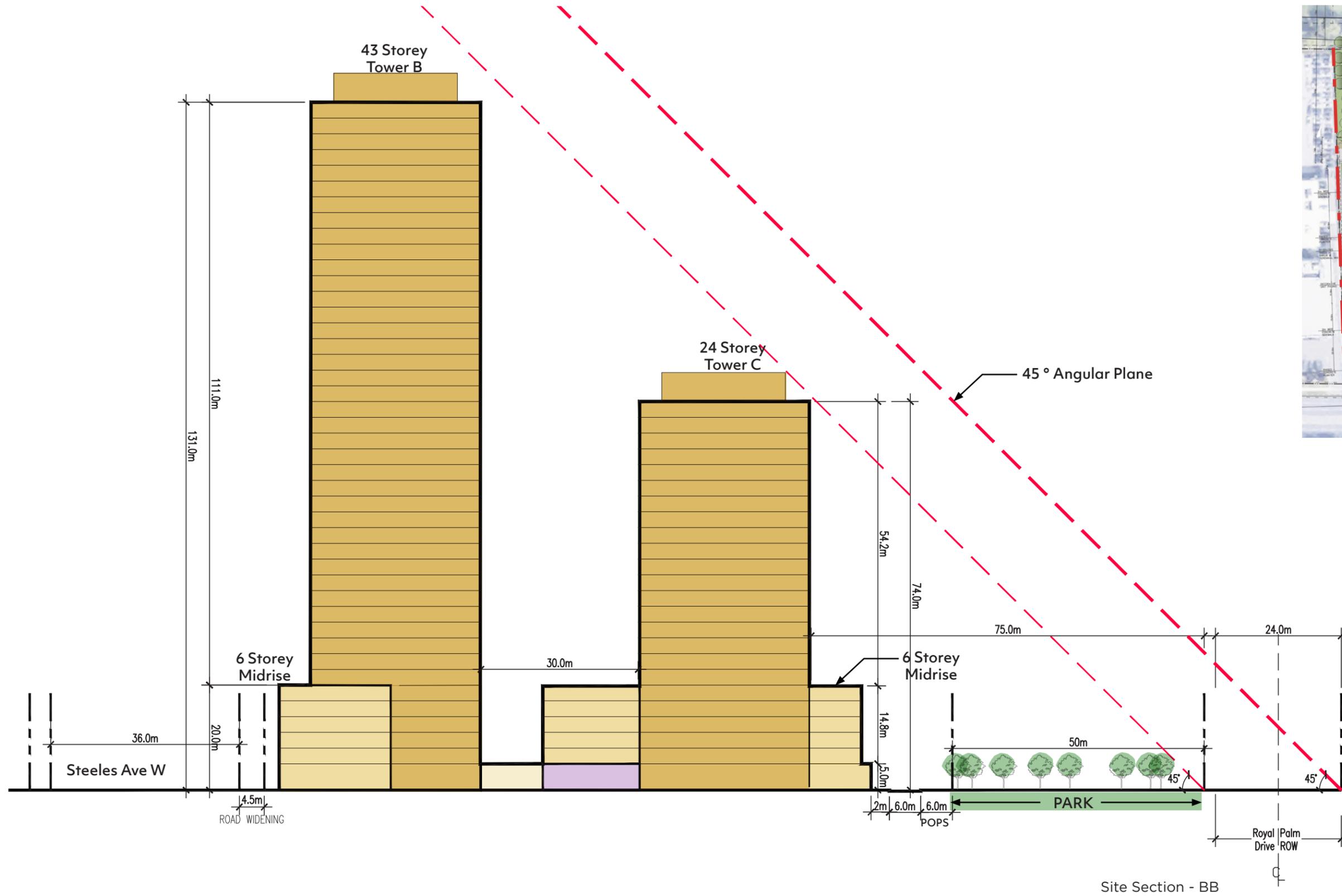


Key Plan

Site Section - AA

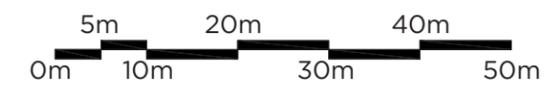


Site Section- BB



Key Plan

Site Section - BB



DESCRIPTION OF THE PROPOSAL

- **Two-phase mixed-use redevelopment is proposed, occurring over a 15-to-20-year timeline**
- **4 high-rise residential towers (two southerly building feature retail at-grade) with 6 storey podiums; within the required 45-degree angular plane.**
- **4-level underground parking garage under the Phase 1 and 2 buildings**
- **FSI of 5.4x , or 7.4x with parkland dedication: Total of 1085 residential apartment units and 1,288.3m² of commercial retail space**

DESCRIPTION OF PROPOSAL

- **Studio-sized units to three-bedroom units in the buildings.**
- **Total of 731 short-term and long-term bicycle parking spaces for the residents, and 6 bicycle parking spaces for the retail uses.**
- **66 accessible parking spaces, 975 parking spaces will be provided on the Site in a four-level underground garage**
- **Phase 1 retail space is proposed as “urban format” auto dealership in the new development**

RENDERINGS

North-west view of the Proposal



212, 220 AND 222 STEELES AVENUE WEST

RENDERINGS

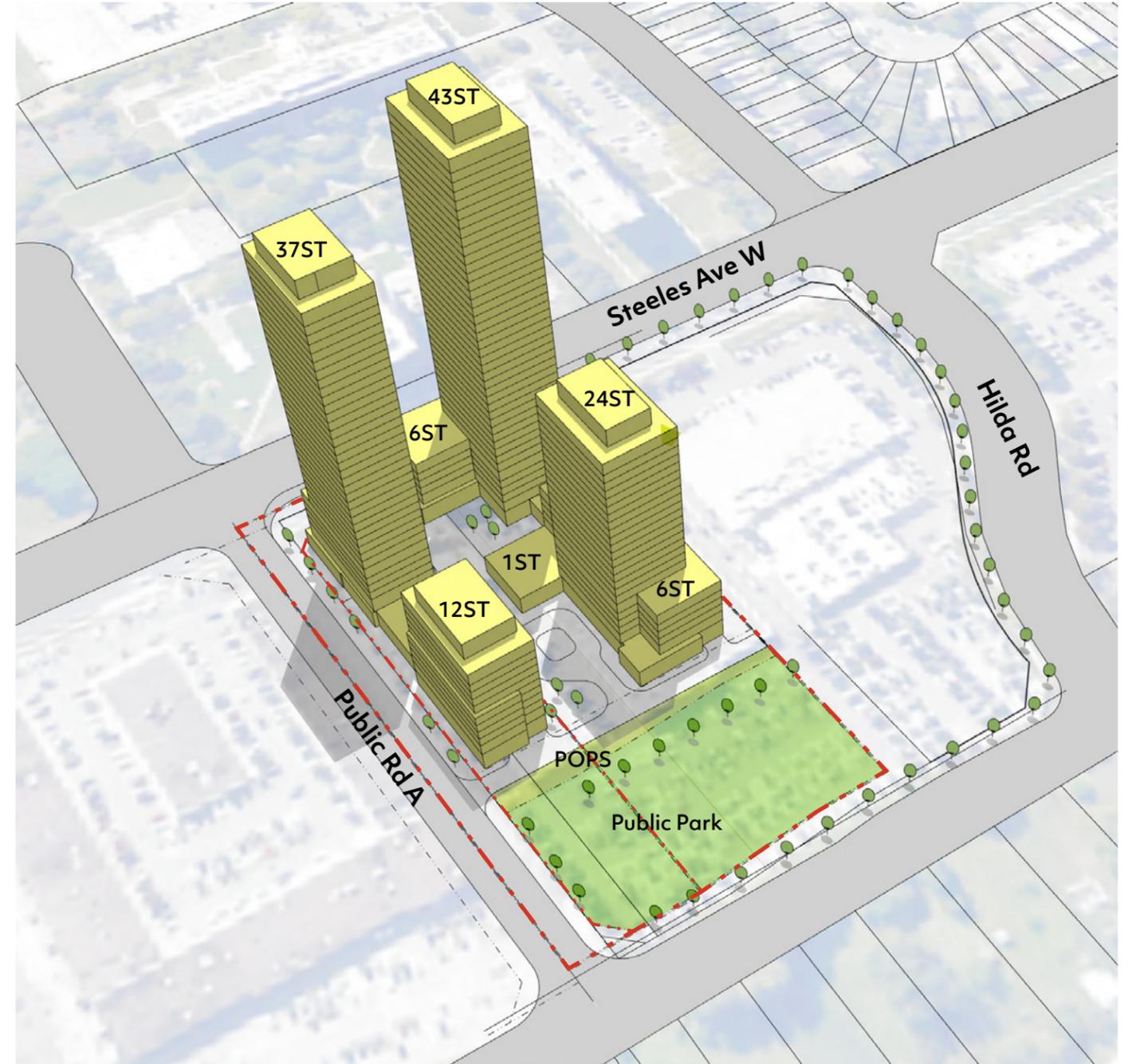
North-east view of the Proposal

Giannone Petricone Associates





Looking North West



Looking South East

YONGE-STEELES CORRIDOR SECONDARY PLAN (YSCSP)

Proposal conforms with YSCSP in following ways:

- **Density, Building Types, Heights, Setbacks, and Angular Plane, tower separations and widths, and tower plates**
- **Existing and Future Land Uses – current dealerships and future Mixed-Use High Rise, Retail at Grade**
- **Future Public Road Network for Royal Palm Extension and N-S 3 roadway, and conveyance for widening of Steeles Avenue West**
- **Providing POPS, and Park Conveyance to City**
- **Parking and Phasing – to be resolved at Phase 3 OLT hearings (August 2023)**

FURTHER APPLICATION PROGRESSION

- **Under Region of York and City of Vaughan staff review**
- **Reviewing under OPA to OPA 210, as YSCSP OLT Phase 3 not concluded (parking and phasing policies)**
- **Comments to be received at this meeting**
- **Second Submission**



THANK YOU!

QUESTIONS AND COMMENTS