

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 30, 2023 **WARD(S):** 5

TITLE: 1163919 ONTARIO LTD., 1888836 ONTARIO LTD., AND 1211612 ONTARIO LTD. (AWIN)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FILES
OP.22.012 AND Z.22.023
212, 220 AND 222 STEELES AVENUE WEST
VICINITY YONGE STREET AND STEELES AVENUE WEST,
EAST OF HILDA AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications for Official Plan Amendment (File OP.22.012) and Zoning By-law Amendment (File Z.22.023). The Owner is proposing a two-phased mixed-use residential development. The first phase consists of a high-rise mixed-use building with two towers at 12 and 37-storeys atop a 6-storey podium. Phase 2 is comprised of a high-rise mixed-use building with two towers at 24 and 43-storeys atop a 6-storey podium. Phases 1 and 2 have a combined 1,085 residential units, and also propose a 4,451.6 m² public park, as shown on Attachments 2 to 8.

Report Highlights

- The Owner submitted an Official Plan Amendment application to facilitate a development with the intention of it conforming to the Yonge Steeles Corridor Secondary Plan when it is ultimately approved and a Zoning By-law Amendment application to amend Zoning By-laws 1-88.
- The applications would facilitate the future development of the Subject Lands with a high-rise mixed-use development consisting of a total 1,085 residential units, approximately 1,669.9 m² of non-residential gross floor area and a 4,451.6 m² public park.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Yonge/Steeles Program of the Policy Planning and Special Programs Department for a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.012 and Z.22.023 BE RECEIVED, and that any issues identified be addressed by the Yonge/Steeles Program, of the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

Background

Location: 212, 220 and 222 Steeles Avenue West (the 'Subject Lands'). The Subject Lands are currently occupied by three (3) low-rise commercial buildings (Volkswagen Villa, the Volvo Villa, and Willowdale Subaru automotive dealerships). Surrounding land uses are shown on Attachment 1.

Existing Application(s): Other than OP.22.012 and Z.22.023, there is currently an active Site Development Application (File DA.22.043) for 212 Steeles Avenue West for the expansion of the existing commercial (car dealership) building.

Date of Pre-Application Consultation Meeting: June 16, 2021 (recirculated for comments on May 18, 2022)

Date of Notice of Complete Application: December 19, 2022

The proposed Zoning By-law and Official Plan Amendments would facilitate the intensification of the Subject Lands

The proposed applications would facilitate a high-rise mixed-use residential development (the 'Development') consisting of the following characteristics as shown on Attachments 2 to 9:

- Two (2) high-rise mixed use buildings, one with 37 and 12-storey residential towers atop a 6-storey podium (Building A, Phase 1), and the other having 43 and 24-storey residential towers atop a 6-storey podium (Building B, Phase 2)

- 1,085 residential dwelling units (385 units – Building A; 700 units – Building B)
- Four levels of underground parking, providing 975 parking spaces
- A Floor Space Index ('FSI') of 7.4 times the site area
- A total combined Gross Floor Area of 87,627.4 m², including 1,281.3 m² of retail and 388.6 m² of community space uses at-grade
- An east-west private driveway
- A north-south public right-of-way ('ROW') along the easterly lot line
- A combined 693.6 m² proposed as a privately-owned, publicly accessible space ('POPS')
- A 4,451.6 m² public park to be conveyed to the City

The proposed Development is intended to occur over two phases, in the manner shown on Attachments 2 to 4. Applications OP.22.012 and Z.22.023 would facilitate the ultimate Development of the Subject Lands, where both phases 1 and 2 would be completed over an estimated 15 to 20-year timeframe.

In the interim, (approximately the next 15 years) the Subject Lands will continue to operate as automotive dealerships.

The Owner has submitted official plan amendment and zoning by-law amendment applications (the 'Applications') to facilitate the future Development of the Subject Lands as shown on Attachments 2 to 9:

1. Official Plan Amendment File OP.22.012 to redesignate the Subject Lands to conform to the Yonge Steeles Corridor Secondary Plan ('YSCSP').
2. Zoning By-law Amendment File Z.22.023 to rezone the Subject Lands from "C2 - General Commercial Zone" to "RA3 - Apartment Residential Zone" in Zoning By-law 1-88.

Additional amendments to Zoning By-law 1-88 may be identified through the ongoing review of the Zoning By-law Amendment application.

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

- a) Date the Notice of Public Meeting was circulated: May 5, 2023

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Steeles Avenue West and Hilda Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 500 m of the Subject Lands (with

the exception of the lands located north of the Canadian National Railway) and to the Springfarm Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.

- c) No comments have been received as of May 16, 2023, by the Yonge/Steeles Program, Policy Planning and Special Programs Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Yonge/Steeles Program in a future technical report to the Committee of the Whole.

Previous Reports/Authority

None.

Analysis and Options

An amendment to the in effect Official Plan is proposed to permit the Development

Official Plan Designation:

- At the time the Official Plan Amendment application was submitted, the Subject Lands were designated “General Commercial” by the Thornhill-Vaughan Community Plan (OPA 210) as amended by OPA 472, which re-designated the northern portion of the Subject Lands from “Low Density Residential” to “General Commercial”.
- The Subject Lands are located within the YSCSP – South Area, south of the CN Railway.
- The YSCSP designates the Subject Lands as “High-Rise Mixed Use” with a minimum floor space index (FSI) density target of 3 times the area of the site, and “Park”.
- As a result of the Phase 2 Ontario Land Tribunal (“OLT”) hearing for the YSCSP, the majority of the Secondary Plan was approved. The OLT, in its order dated September 12, 2022, substantially approved the YSCSP, with the exception of policies contained under 5.8 Travel Demand Management and Vehicular Parking and Policy 8.4 Holding Provisions, which were deferred to a Phase 3 OLT hearing.
- The Subject Lands are also subject to Policy 8.10 - Special Provisions for 212, 220 and 222 Steeles Avenue West
 - The policy permits the expansion of existing auto dealership buildings, subject to specific requirements, and sets out conditions of approval through the development approval process which require the dedication/conveyance of the public ROWs to the City/appropriate authorities as well as the need for necessary agreements to be in place for the private 14-metre wide private road.

- Deferred policy 5.8.2 requires a minimum residential parking standard of 0 spaces per unit and a maximum of 0.5 spaces per unit for apartment dwellings and a minimum visitor parking standard of 0.15 spaces per unit
 - As the vehicular parking policies are currently under appeal, an amendment to permit the proposed parking rate identified under Attachment 10a and 10b is required.

Amendments to Zoning By-law 1-88 are required to permit the Development as proposed

Zoning (1-88):

- Current zoning for the Subject Lands is “C2 – General Commercial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(932)
- Exception 9(932) in By-law 1-88 provides for site-specific provisions respecting permitted uses, lot and building requirements
- This Zone does not permit the proposed residential, retail, and community uses
- The Owner proposes to rezone the Subject Lands to “RA3 – Apartment Residential Zone”, together with the site-specific zoning exceptions to permit the Development, as detailed in Attachment 10 (Table 1)

Additional zoning exceptions other than those identified in Attachment 10 may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Lands within the Yonge Steeles Corridor Secondary Plan are not zoned by Council enacted Zoning By-law 001-2021

The Subject Lands are located within the Yonge Steeles Corridor Secondary Plan – South Area, south of the CN Railway. The Subject Lands are not included as part of and are not zoned by Council enacted Comprehensive Zoning By-law 001-2021 and are instead still zoned by Zoning By-law 1-88.

Following a preliminary review of the applications, the Yonge Steeles program of the Policy Planning and Special Programs Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> • The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2010 (‘YROP’) (with regard to the approved York Region Official Plan 2022) and VOP 2010 (YSCSP)

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • The Subject Lands are located within a Protected Major Transit Station Area ('PMTSA') -the Steeles Subway Station (#20) • Until the 2 deferred policies have been considered through the Phase 3 OLT hearing and a decision has been provided on these outstanding policies conformity with the YSCSP in its entirety cannot be established • Following a decision on the 2 deferred policies, should it be determined that future Development conforms to the YSCSP, the Official Plan Amendment application (File OP.22.012) may not be required
b.	Appropriateness of Amendments to the Official Plan and Zoning By-laws 1-88	<ul style="list-style-type: none"> • The appropriateness of the proposed amendments will be reviewed in consideration of, but not limited to: <ul style="list-style-type: none"> ○ Promoting well-designed intensification to maximum the use of existing and planning infrastructure including transit and servicing ○ Achieving a complete community that contains a range of uses and activities ○ Cooperation and connectivity between properties for vehicle and pedestrian movement to the public roads system and parks ○ Conserving land and minimizing the ecological footprint of the residential and working population • The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> • As per Policy 8.3 of the YSCSP, the proposal will be reviewed to determine if a draft plan of subdivision is required to secure infrastructure improvements, other aspects of orderly development and/or conveyances of land for local roads or parks, Plans of Subdivision shall be prepared to the City's satisfaction and shall include detailed Development Plans as described in policies 8.5 and 8.6 of the YSCSP • Where acceptable to the City, an alternative process versus plan of subdivision may be considered • A future Draft Plan of Subdivision Application may be required to facilitate the creation of the north-south public right-of-way and public park
d.	Studies and Reports	<ul style="list-style-type: none"> • The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
d.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines and the ongoing Yonge-Steeles Corridor Urban Design Guidelines & Streetscape Plan, the study for which is near completion
e.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> The DRP must review the Application prior to proceeding to the Committee of the Whole
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, Metrolinx, the Toronto and Region Conservation Authority, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards
g.	Sustainable Development	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the City of Vaughan’s Policies and Sustainability Metrics Program. The Development provides a Bronze score of 61
h.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
i.	Community Benefits Charges	<ul style="list-style-type: none"> The development meets the criteria for Community Benefits Charges (‘CBC’) being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits
j.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals
k.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> 12 of the existing trees on the Subject Lands are required to be removed to accommodate the Development The Development will be reviewed in accordance with the City’s Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved
l.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study will be reviewed in accordance with the City’s Transportation Impact Study Guidelines as well as the policies of the YSCSP to the satisfaction of the Development Engineering Department

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> • The proposed traffic generated by the development at the requested density will be reviewed in consideration of existing and future traffic conditions in the vicinity of Yonge Street and Steeles Avenue West • Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking, site circulation, pedestrian connections and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department • The Subject Lands are located on Steeles Avenue West, an arterial road under the jurisdiction of City of Toronto • The City of Toronto will identify any required land conveyances related to Steeles Avenue West and the City of Vaughan will identify any required conveyances related to the local road
m.	Private Roads and Driveways	<ul style="list-style-type: none"> • The Development includes the creation of a future east-west private road • The establishment of any new private roads must proceed by lot creation (severance) or by way of lot creation through approval from Vaughan Committee of Adjustment, or via unitization through a future Draft Plan of Condominium application
n.	Required Applications	<ul style="list-style-type: none"> • A future Site Development Application(s) will be required to facilitate the phased development of the Subject Lands • A future Draft Plan of Condominium Application(s) may also be required depending on the tenure proposed for the future development
o.	Publicly Accessible Privately-Owned Spaces (POPS)	<ul style="list-style-type: none"> • The proposed POPS, its location and size will be considered to ensure that the space is appropriate and adequate to serve the Development and surrounding areas, and it will be subject to review and approval by the City; • Should any POPS be accepted by the City, the City will require all of these spaces to be programmed and accessible to the public at all times, and meet all other requirements set out in Parkland Dedication By-law 168-2022. Additionally, should the Applications be approved, and a POPS be supported by Vaughan Council and eligible for parkland credit, the POPS shall be designed to the satisfaction of the City

Financial Impact

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

Operational Impact

The Yonge/Steeles Program has circulated the Applications to internal City Departments for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Armine Hassakourians, Program Manager – Yonge/Steeles, ext. 8368.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning 1-88
3. Landscape Plan (Phase 1)
4. Landscape Plan (Phase 1 and 2)
5. Building Elevations – North Tower (Building A)
6. Building Elevations – South Tower (Building A)
7. Building Elevations – North Tower (Building B)
8. Building Elevations – South Tower (Building B)
9. Perspective Rendering
10. Proposed Amendments to Zoning By-law 1-88

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