

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 5, 2022

WARD: 4

TITLE: ZANCOR HOMES (STEELES) LP
OFFICIAL PLAN AMENDMENT FILE OP.21.028 AND ZONING
BY-LAW AMENDMENT FILE Z.21.057
2600 AND 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 receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law for the subject lands shown on Attachment 1, to permit the following phased development (the 'Development'), as shown on Attachments 2 to 6:

Phase 1:

- Block 1 - Tower A: 53-storey mixed-use residential building on a 3 to 6-storey podium
- Block 2 - Tower B: 53-storey residential building on a 3 to 6-storey podium

Phase 2:

- Block 1 - Tower C: 53-storey mixed-use residential building on a 3 to 6-storey podium
- Block 2 - Tower D: 53-storey residential building on a 3 to 6-storey podium
- Block 3 - Towers G and H: two, 53-storey residential buildings on a shared 3 to 6-storey podium
- Block 4 - Towers E and F: two, 53-storey mixed-use residential buildings on a shared 3 to 6-storey podium

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

The development also proposes 2,569 m² of commercial space, 13,757 m² of office space, and a 4,100 m² linear public square along the northern edge (rear) of the property.

Report Highlights

- The Owner proposes to amend the Official Plan and Zoning By-law to permit a phased development consisting of four (4) blocks, each containing two (2) 53-storey residential buildings on a 3 to 6-storey podium (total of 8 buildings)
- This report identifies preliminary issues to be considered in a comprehensive technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057 (Zancor Homes (Steeles) LP) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 2600 and 2700 Steeles Avenue West (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Subject Lands are currently occupied by two employment buildings. The Owner shall be required to submit a demolition permit for these employment buildings, should the applications be approved.

Date of Pre-Application Consultation Meeting: December 17, 2020 (2700 Steeles Avenue West only) and December 3, 2021 (2600 and 2700 Steeles Avenue West)

Date applications were deemed complete: February 3, 2022

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 to permit the Development as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.21.028 to amend the "High-Rise Mixed-Use" designation in Vaughan Official Plan 2010 ('VOP 2020'), specifically, Volume 2, Section 11.3 – Steeles West Secondary Plan, as follows:
 - to increase the maximum permitted building height from 15-storeys to 53-storeys and the maximum permitted FSI from 1.5 and 2.5 times the area of the lot to 13.08 times the area of the lot
 - to amend the sub-area overlay from "Transit Transition" to "Transit Core"

- to relocate the “Neighbourhood Square/Green” from the centre of the Subject Lands to the northern edge of the Subject Lands
2. Zoning By-law Amendment File Z.21.057 to rezone the Subject Lands as follows:
- a) 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 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) to amend Zoning By-law 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” as shown on Attachment 1, to “HMU High-Rise Mixed-Use 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

- a) Date the Notice of Public Meeting was circulated: March 11, 2022

The Notice of Public Meeting 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.

- b) Circulation Area: 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.
- c) No comments have been received as of March 15, 2022, by the Development Planning 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 Development Planning Department in a future comprehensive technical report to the Committee of the Whole.

Previous Reports/Authority

Not Applicable

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development

Official Plan Designation:

- “Primary Centres” on Schedule 1 – Urban Structure, by Vaughan Official Plan 2010 (‘VOP 2010’)

- “High-Rise Mixed-Use” with a “Transit Transition” on Map 11.3.A – Land Use, by VOP 2010 Volume 2, Section 11.3 - Steeles West Secondary Plan
- This designation permits High-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
- An amendment to VOP 2010 is required to increase the permitted maximum building height to 53-storeys and the permitted maximum FSI to 13.08 times the area of the lot

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.

The Applications were received by the City on January 4, 2022, and as such, 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:

- “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88
- This zone does not permit the proposed uses
- The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” 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.	Minimum Front Yard Setback (Municipal Street “D”)	7.5 m	<ul style="list-style-type: none"> • Block 1 - Tower A: 4 m • Block 2 - Tower B: 4 m
b.	Minimum Interior Yard Setback	2 m	1.5 m
c.	Minimum Rear Yard Setback	7.5 m	5 m

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
d.	Minimum Setback of a Below-Grade Parking structure from the Front Lot Line (Municipal Street "D")	1.8 m	<ul style="list-style-type: none"> • 0.9 m (Front Lot Line)
e.	Minimum Lot Area	67 m ² /unit x 4,641 units = 310,947 m ²	5.8127 m ² /unit x 4,641 units = 26,977 m ²
f.	Maximum Building Height	44 m	160.25 m
g.	Permitted Uses	<p>The following uses are not permitted:</p> <ul style="list-style-type: none"> • Retail Store • Outdoor Patio • Business and Professional Offices • Eating Establishment • Personal Service Shop 	<p>To permit the following additional uses:</p> <ul style="list-style-type: none"> • Retail Store • Outdoor Patio • Business and Professional Offices • Eating Establishment • Personal Service Shop
h.	Maximum Canopy Projection into a Required Front Yard	0.5 m	1.7 m
i.	Location of Any Accessory Building or Structure (Within Amenity Area)	In the Rear Yard	Not Located in the Rear Yard
j.	Minimum Width of Landscape Strip Abutting a Street Line (Steeles Avenue West and Municipal Street "D")	6 m	2.3 m
k.	Width of Joint Ingress and Egress Driveway Access to Parking Area	7.5 m	6 m
l.	Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.8 m
m.	Minimum Length of Accessible Parking Space	6 m	5.7 m

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
n.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 4,641 units = 6,962 spaces <u>Visitor</u> 0.25 spaces/unit x 4641 units = 1,161 spaces <u>Commercial (Retail)</u> 6 spaces/100 m ² x 2,569 m ² = 155 spaces <u>Office</u> 3.5 spaces/100 m ² x 13,757 m ² = 482 spaces Total Parking Required = 8,760 spaces	<u>Residential</u> 0.526 spaces/unit x 4,641 units = 2,442 spaces <u>Visitor</u> 0.15 spaces/unit x 4,641 units = 696 spaces <u>Commercial (Retail)</u> 0.74 spaces/100 m ² x 2,569 m ² = 19 spaces <u>Office</u> 0.51 spaces/100 m ² x 13,757 m ² = 70 spaces Provide a total of 3,227 spaces
o.	Minimum Amenity Area	399 Bachelor/Studio Units x 15 m ² /unit = 5,985 m ² 2,968 One-Bedroom Units x 20 m ² /unit = 59,360 m ² 1,237 Two Bedroom Unit x 55 m ² /unit = 68,035 m ² 37 Three-Bedroom Unit x 90 m ² /unit = 3,330 m ² Total required amenity area = 136,710 m ²	Provide a total amenity area of 12,176 m ²

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

Zoning By-law 001-2021:

- “EM1 Prestige Employment Zone” by Zoning By-law 001-2021
- This zone does not permit the proposed uses

- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use Zone” 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 Front Yard Setback (Municipal Street “D”)	5 m	<ul style="list-style-type: none"> • Block 1 - Tower A: 4 m • Block 2- Tower B: 4 m
b.	Minimum Rear Yard Setback	7.5 m	5 m
c.	Minimum Exterior Side Yard Setback (Steeles Avenue West)	7.5 m	5 m
d.	Minimum Setback of a Below-Grade Parking structure from the Front Lot Line (Municipal Street “D”)	1.8 m	0.9 m (Front Lot Line)
e.	Maximum Ground Floor Frontage Consisting of Apartment Dwelling Uses	40%	<ul style="list-style-type: none"> • 50% abutting the east lot line • 80% abutting the north lot lines
f.	Maximum Canopy Projection into a Required Front Yard	0.6 m	1.7 m
g.	Maximum Building Height	88 m	160.25 m
h.	Maximum Height of Mechanical Penthouse	5 m above the maximum building height	6.25 m above the maximum building height
i.	Minimum Ground Floor Height	4.5 m	4 m
j.	Maximum Podium Height	20 m	20.3 m
k.	Minimum Build-To Zone	5 to 10 m setback for a minimum 50% of the street frontage	Less than 50% of the street frontage (Phase 1 only)

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed Exceptions to the HMU High-Rise Mixed-Use Zone Requirement
l.	Minimum Tower Floor Plate	850 m ²	748 m ²
m.	Minimum Tower Setback from Any Rear and Interior Side Lot Line	12.5 m	8 m
n.	Minimum Width of Landscape Strip Abutting a Street Line	5 m	2.3 m (Municipal Street "D")
o.	Maximum Encroachment of Hard Landscaping into a Required Yard	0.6 m	Abuts the Lot Line
p.	Minimum Number of Change and Shower Facilities	<ul style="list-style-type: none"> • One (1) for Office Uses • One (1) for Commercial Uses 	None provided
q.	Location of Long-Term Bicycle Parking Space for a Dwelling Unit	<ul style="list-style-type: none"> • Ground Floor Area; or • Storey Above the Ground Floor Area; or • First or Second Storey Located Below Grade 	Third Storey Located Below Grade
r.	Direct Access to Short-Term Bicycle Parking Space	From the Exterior of a Building	Not from the Exterior of a Building
s.	Minimum Parking Requirements	<p><u>Residential</u> 0.8 spaces/unit x 4,641 units = 3,713 spaces</p> <p><u>Visitor</u> 0.2 spaces/unit x 4,641 units = 929 spaces</p> <p><u>Commercial</u> (Retail up to 5,000 m²) 2 spaces/100 m² x 2,569 m² = 51 spaces</p> <p><u>Office</u> 1.4 spaces/100 m² x 13,757 m² = 193 spaces</p>	<p><u>Residential</u> 0.526 spaces/unit x 4,641 units = 2,442 spaces</p> <p><u>Visitor</u> 0.15 spaces/unit x 4,641 units = 696 spaces</p> <p><u>Commercial</u> (Retail up to 5,000 m²) 0.74 spaces/100 m² x 2,569 m² = 19 spaces</p> <p><u>Office</u> 0.51 spaces/100 m² x 13,757 m² = 70 spaces</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
		Total Parking Required = 4,886 spaces	Provide a total of 3,227 spaces
t.	Minimum Amenity Area	8 m ² /unit for first 8 dwelling units = 64 m ² + 5 m ² /unit for each additional dwelling unit = 23,165 m ² Total required amenity area = 23, 229 m ²	Provide a total amenity area of 12,176 m ²

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

Following a preliminary review of the applications, the Development Planning 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') and VOP 2010, specifically Volume 2, Section 11.3 – Steeles West Secondary Plan
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-laws 1-88 and 001-2021	<ul style="list-style-type: none"> The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the surrounding context, the proposed building height and density, retail uses at grade, road and pedestrian network, requirements for parks and open space, recreation policies and urban design policies of VOP 2010 The appropriateness of the rezoning and site- specific exceptions to Zoning By-law 1-88 and 001-2021 identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	NavCanada and Bombardier Review	<ul style="list-style-type: none"> ▪ The Subject Lands are located within regulatory flight paths under the jurisdiction of NavCanada and Bombardier Aerospace. The Owner will be required to satisfy all conditions of NavCanada and Bombardier
d.	Transportation Network and Transit Network	<ul style="list-style-type: none"> ▪ The Subject Lands are located on Steeles Avenue West, which is under the jurisdiction of the City of Toronto ▪ The City of Toronto will identify any required land conveyances and approve the location and design of the proposed access/egress driveway on Steeles Avenue West. The City of Toronto must review and approve the Traffic Impact Study submitted in support of the Applications ▪ Any future road requirements, widenings, easements, or conveyances required to support the transportation network will also be considered in the review of the Applications ▪ The Applications will also be reviewed in consideration of the existing and future transportation and transit network and corresponding policies as identified in VOP 2010
e.	Access and Parking	<ul style="list-style-type: none"> ▪ The Owner is proposing two (2) new municipal roads (Municipal Streets “D” and “X”) and one (1) east-west condominium road on the Subject Lands to provide access to the Development, as shown on Attachment 2 ▪ A portion of the proposed east-west condominium road and a third new north-south municipal road are also identified on the adjacent lands to the east of the Subject Lands to provide additional vehicular access to the Development. The adjacent lands to the east currently do not have any development planning applications under review by the City of Vaughan ▪ The municipal and condominium roads proposed on the Subject Lands will be reviewed with respect to the transportation network identified by the Steeles West Secondary Plan ▪ Municipal Street “D” is proposed to be partially located on the lands to the west of the Subject Lands and Municipal

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>Street “X” is also proposed to be partially located within the hydro corridor located north of the Subject Lands, as shown on Attachment 2</p> <ul style="list-style-type: none"> ▪ The City of Toronto will need to review and approve the location and design of the proposed municipal road (Municipal Street “D”) on Steeles Avenue West
f.	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
g.	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
h.	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, the City-Wide Public Art Program, and the Steeles West Urban Design Guidelines and Streetscape Plan
i.	Design Review Panel (‘DRP’)	<ul style="list-style-type: none"> ▪ The DRP must review the Applications prior to proceeding to the Committee of the Whole
j.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, and by external public agencies and utilities, the City of Toronto, and the Public, Separate, and French School Boards
k.	Infrastructure Ontario and Hydro One Networks Inc.	<ul style="list-style-type: none"> ▪ Infrastructure Ontario and Hydro One Networks Inc. have advised that they are not in support of the proposed road (Municipal Street “X”) running longitudinal in the hydro corridor located on the north side of the Subject Lands

	MATTERS TO BE REVIEWED	COMMENT(S)
l.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, etc., will be reviewed and implemented through the Site Plan review process, if the Applications are approved ▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development must achieve a minimum Bronze Threshold Application Score.
m.	Parkland Dedication and Recreation Facilities	<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 ▪ The Applications will also be reviewed in consideration of the Development requiring parkland to accommodate recreational facilities to ensure the community is well serviced, adhering to the recommended service levels in the Active Together Master Plan 2018 and consistent with the requirements of VOP 2010 ▪ The Privately Owned Publicly Accessible Open Spaces (POPS) proposed on the Subject Lands will be reviewed in consideration of the performance standards and guidelines outlined in the City-Wide Urban Design Guidelines and the Steeles West Urban Design Guidelines and Streetscape Plan
n.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> ▪ The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City's Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits ▪ As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act</i>, 2020; however, those amendments are not yet in effect. These amendments to

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act</i>, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge ('CBC'), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land</p> <ul style="list-style-type: none"> Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
o.	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
p.	Required Applications	<ul style="list-style-type: none"> The Owner is required to submit the following additional application, should the Applications be approved: <ul style="list-style-type: none"> Draft Plan of Subdivision Application Site Development Application(s) Draft Plan of Condominium Application(s) to facilitate the standard condominium tenure of the Development

Financial Impact

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

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. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.028. 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 Letizia D'Addario, Senior Planner, Development Planning Department, ext. 8213.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevations – South and West
5. Building Elevations – North and East
6. Perspective Renderings

Prepared by

Letizia D'Addario, Senior Planner, ext. 8213
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