

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020**

Item 4, Report No. 35, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on July 15, 2020, as follows:

***By receiving the following communications:***

- C34 Mr. Philip Hayman, Spring Gate Boulevard, Thornhill, dated July 10, 2020;***
- C35 Mr. Ed Schild, North Meadow Crescent, Thornhill, dated July 10, 2020;***
- C36 Mr. Daniel Rende, dated July 10, 2020;***
- C37 Ms. Debbie Cahan, dated July 10, 2020;***
- C38 Ms. Faina Stoliar Ben-David, Roseborough Crescent, Thornhill, dated July 10, 2020;***
- C39 Ms. Marcee Rosenzweig, Spring Gate Boulevard, Thornhill, dated July 10, 2020;***
- C40 Mr. Michael Bendel, York Hill Boulevard, Thornhill, dated July 10, 2020;***
- C41 Rabbi and Mrs. Gary Zweig, Lisa Crescent, Thornhill, dated July 10, 2020;***
- C42 Mr. Ron Nusbaum, Rodeo Drive, Thornhill, dated July 10, 2020;***
- C43 Ms. Mary Flynn-Guglietti, McMillan, Bay Street, Toronto, dated July 10, 2020;***
- C45 Pierre & Mindy Klein, Clark Avenue West, Thornhill, dated July 10, 2020;***
- C46 Mr. Monty Kobrin, Clark Avenue West, Thornhill, dated July 10, 2020;***
- C47 Mr. Steve Fleischer, Rimmington Drive, Thornhill, dated July 10, 2020;***
- C48 Ms. Debbie Belne, Gailcrest Circle, Thornhill, dated July 10, 2020;***
- C49 Ms. Danielle Morris, Thornway Avenue, Thornhill, dated July 10, 2020;***
- C50 Ms. Sharon Green, dated July 10, 2020;***
- C51 Mr. Patrick Sabbah, North Meadow Crescent, Thornhill, dated July 10, 2020;***
- C52 Ms. Susan Birnbaum, Theodore Place, Thornhill, dated July 10, 2020;***
- C53 Mr. Joan Honsberger, Elgin Street, Thornhill, dated July 10, 2020;***
- C54 Ms. Debra Kachani, Theodore Place, Thornhill, dated July 10, 2020;***
- C55 Ms. Sophie Hamouth, Clark Avenue West, Thornhill, dated July 10, 2020;***
- C56 Ms. Monica Halberstadt, dated July 10, 2020;***
- C57 Mr. Yousef Aboud, Yorkhill Boulevard, Thornhill, dated July 10, 2020;***
- C58 Mr. Tobey Crandell, Heatherton Way, Thornhill, dated July 10, 2020;***

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#### **Item 4, CW Report 35 – Page 2**

- C59 Mr. Sam Herskovits, Clark Avenue West, Thornhill, dated July 10, 2020;**
- C60 Ms. Leora Stoll, dated July 10, 2020;**
- C61 Ms. Sara Blum, dated July 10, 2020;**
- C62 Gary and Lisa Farber, Winding Lane, Thornhill, dated July 10, 2020;**
- C63 Ms. Daniela Kaufman, McMorran Crescent, Thornhill, dated July 10, 2020;**
- C64 Mr. Menahem Zilver, Mortimer Court, Thornhill, dated July 10, 2020;**
- C65 Mr. Adam Kramer, Arnold Ave, Thornhill, dated July 10, 2020;**
- C66 Ms. Esther Weichenberg, Felicia Court, Thornhill, dated July 10, 2020;**
- C67 Ms. Sherryl Steiner, Theodore, Thornhill, dated July 10, 2020;**
- C68 Mr. Jeremy Lichtman, dated July 10, 2020;**
- C69 Mr. Michael Greenspan, Lisa Crescent, Thornhill, dated July 10, 2020;**
- C70 Mr. Arnie Gotfryd, New Westminster Drive, Thornhill, dated July 10, 2020;**
- C71 Ms. Christine Gabison, Bathurst Street, Thornhill, dated July 10, 2020;**
- C72 Mr. Robert Hausman, Clark Avenue West, Thornhill, dated July 10, 2020;**
- C73 Miriam and Stan Rosenzweig, Michael Court, Thornhill, dated July 10, 2020;**
- C74 Ms. Annette Fatael, Athabasca Drive, Vaughan, dated July 10, 2020;**
- C75 Mr. Kerry Bernknopf, Chelwood Drive, Thornhill, dated July 10, 2020;**
- C76 Ms. Celestina Malfara, Crestwood Road, Thornhill, dated July 10, 2020;**
- C77 Mr. Barbara Altberg, dated July 10, 2020;**
- C78 Ms. Zili Tsherna, Gailcrest Circle, Thornhill, dated July 10, 2020;**
- C79 Ms. Glenda Cooper, Bayhampton Crescent, Thornhill, dated July 10 2020;**
- C80 Yoo Jin Cha, Crestwood Road, Thornhill, dated July 11, 2020;**
- C81 Ms. Fran Cohen, Felicia Court, Thornhill, dated July 11, 2020;**
- C82 Barry & Debbie Shnabel, Felicia Court, Thornhill, dated July 11, 2020;**
- C83 Ms. Marissa Muscat, Franmore Circle, Thornhill, dated July 11, 2020;**
- C84 Mr. Barry Lichtman, Bathurst Street, Thornhill, dated July 12, 2020;**
- C85 Mr. Eli Serebryanski, Esther Crescent, Thornhill, dated July 12, 2020;**

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#### **Item 4, CW Report 35 – Page 3**

- C86 Ms. Laila Clein Friedman, Gilmore Crescent, Vaughan, dated July 12, 2020;**
- C87 Mr. Martin Furman, Clark Ave West, Thornhill, dated July 12, 2020;**
- C88 Bryna Bendel, Theodore Pl., Thornhill, dated July 12, 2020;**
- C89 Ms. Glenda Lampert, Clark Avenue, Thornhill, dated July 12, 2020;**
- C90 Ms. Emanuella Darrigo, dated July 12, 2020;**
- C91 Ms. Valerie Tate, Colborne Street, Thornhill, dated July 12, 2020;**
- C92 Ms. Moira Kirzner, Gailcrest Crescent, Thornhill, dated July 12, 2020;**
- C93 Mr. Lyle Sadavoy, dated July 12, 2020;**
- C94 Ms. Dianne Schiffman, Clark Avenue West, Thornhill, dated July 12, 2020;**
- C95 Ms. Ruth Levenstein, Theodore Place, dated July 12, 2020;**
- C96 Mr. Sam Chaim, dated July 12, 2020;**
- C97 Mr. Eli Honig, dated July 12, 2020;**
- C98 Mr. Morrie Klians, Bathurst Street, Thornhill, dated July 12, 2020;**
- C99 Ms. Linda Berdugo, dated July 12, 2020;**
- C100 Mr. Murray Garceau, dated July 12, 2020;**
- C101 Mr. Ron Mandel, Dana Crescent, Thornhill, dated July 12, 2020;**
- C102 Rochelle and Morris Rosenblum, Clark Avenue, Thornhill, dated July 12, 2020;**
- C103 Ms. Miriam Margel, Troyer Court, Thornhill, dated July 12, 2020;**
- C104 Ms. Nadine Adamek, 26 Felicia Court, Thornhill, dated July 12, 2020;**
- C105 Lu Chen, Winding Lane, Thornhill, dated July 12, 2020;**
- C106 Thye Wong, Pinewood Drive, Thornhill, dated July 12, 2020;**
- C107 Fran and David Woolf, Clark Avenue West, Thornhill, dated July 12, 2020;**
- C108 Mr. Shep Trubkin, dated July 12, 2020;**
- C109 Mr. Ronnie Hoffer, dated July 12, 2020;**
- C110 Fern and Lance Gitter, Spring Gate Blvd., Thornhill, dated July 13, 2020;**
- C111 Suri Rosen, dated July 13, 2020;**
- C112 Ms. Sara Fass, dated July 13, 2020;**

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**C114 Mr. Brian Gerstein;**

**C115 Ms. Naomi Shacter, Highcliffe Drive, Thornhill, dated July 13, 2020;**

**C116 Ms. Barbara Nightingale, McMorran Crescent, Thornhill, dated July 13, 2020;**

**C117 Ms. Wendy Manning, Spring Gate Blvd., Thornhill, dated July 13, 2020;**

**C118 Ms. Susan Silverman, Clark Ave. West, Thornhill, dated July 13, 2020;**

**C119 Cyril H. Braude, Bathurst Street, Thornhill, dated July 13, 2020;**

**C120 Ms. Inna Panteleev, dated July 13, 2020;**

**C121 Ms. Rachel Gislason, Bevshire Circle, Thornhill, dated July 13, 2020;**

**C122 Mr. Kenneth H. Green, Heatherton Way, Thornhill, July 13, 2020;**

**C123 Ms. Judy Holland, Clark Ave. West, Thornhill, dated July 13, 2020;**

**C124 Mr. Gershon Ashurov, Mullen Drive, Thornhill, dated July 13, 2020;**

**C125 Mr. Raphi Wisebrod, McMorran Crescent, Vaughan, dated July 13, 2020;**

**C126 Mr. Jack Greenspoon, dated July 13, 2020;**

**C127 Thye Wong, Pinewood Drive, Thornhill, dated July 13, 2020;**

**C128 Ms. Julie Starr, dated July 13, 2020;**

**C129 Mr. Michael Evdassin, Leah Crescent, Thornhill, dated July 13, 2020; and**

**C130 Mr. Daniel Wu, dated July 13, 2020.**

#### **4. THE SALZ CORPORATION OFFICIAL PLAN AMENDMENT FILE OP.20.001 ZONING BY-LAW AMENDMENT FILE Z.20.004 DRAFT PLAN OF SUBDIVISION FILE 19T-20V001 - 100 STEELES AVENUE WEST VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated July 13, 2020;**
- 2) That the following deputations and communications be received:**
  - 1. Mr. Jordan Max, Vice President, Springfarm Ratepayers Association and communication C107, dated July 10, 2020;**



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#### **Item 4, CW Report 35 – Page 5**

2. **Mr. Michael Bissett, Bousfields Inc., Church Street, Toronto, representing the applicant, and communication C120, dated July 10, 2020;**
3. **Mr. Brian Gerstein, Glenmanor Way, Thornhill, and communication C98, dated July 9, 2020;**
4. **Mr. Martin Rosen, North Meadow Crescent, Thornhill and communications C4, dated July 7, 2020 and C112, dated July 10, 2020;**
5. **Mr. Ara Movsessian, and communications C103, dated July 9, 2020 and C121, presentation material;**
6. **Ms. Teresa Bacinello, Crestwood Road, Thornhill, and communication C67, petition;**
7. **Mr. Ashley Manoharan for Victor Manoharan, Crestwood Road, Thornhill, and communication C115, dated July 8, 2020;**
8. **Ms. Pamela Taraday-Levy, Brownstone Circle, Thornhill, and communications C27, dated June 29, 2020 and C73;**
9. **Ms. Esther Bobet, Hallmark Court, Thornhill, and communication C95;**
10. **Ms. Elena Balland, Hilda Avenue, Toronto; and**
11. **Mr. Joel Ginsberg, Hefhill Court, Thornhill;**
- 3) **That the following communications be received:**
  - C1 **Mr. Vladimir Raff, dated July 7, 2020;**
  - C2 **Kailah Rubin, Christine Court, Thornhill, dated July 7, 2020;**
  - C3 **Mr. David Dercole, Sutton West Realty Inc., dated July 7, 2020;**
  - C5 **Mr. Charlie (Yu) Bai, dated July 7, 2020;**
  - C6 **Ms. Esther Zeisler, Campbell Avenue, Thornhill, dated July 7, 2020;**
  - C8 **Ms. Tracy Ding, dated June 29, 2020;**
  - C9 **Ms. Elizabeth DiGregorio, Crestwood Road, Thornhill, dated June 29, 2020;**

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#### **Item 4, CW Report 35 – Page 6**

- C10 Ms. Raina Hodgins, Brownstone Circle, Thornhill, dated June 29, 2020;**
- C11 Ms. Isobel Kaplan, Clerk Avenue West, Thornhill, dated June 29, 2020;**
- C12 Alberta D., Pinewood Drive, Thornhill, dated June 29, 2020;**
- C14 Tracy Ding, dated June 29, 2020;**
- C15 Ms. Nora Rothschild, dated June 29, 2020;**
- C16 Mr. William Pearson, Bradbeer Crescent, Thornhill, dated July 9, 2020;**
- C17 Ms. Mira Giovenazzo, Binscarth Circle, Thornhill, dated June 29, 2020;**
- C18 Rabbi Lazer Danzinger, dated July 10, 2020;**
- C19 Mr. Michael Graf, Thornhill, dated June 29, 2020;**
- C20 Mr. Michael Maglietta, Pinewood Drive, Thornhill, dated June 29, 2020;**
- C21 Mr. Harland Staviss, Clark Avenue, Thornhill, dated June 29, 2020;**
- C22 Ms. Adele Weinstein, Thornhill, dated June 29, 2020;**
- C23 Ms. Debbie Taller, dated June 29, 2020;**
- C24 Ms. Alyssa Zobary, North Meadow Crescent, Thornhill, dated June 29, 2020;**
- C25 Ms. Esther Freedman, Campbell Avenue, Thornhill, dated June 29, 2020;**
- C26 Mr. Michael Bernstein, Franmore Circle, Thornhill, dated June 29, 2020;**
- C28 Ms. Judy Holland, dated June 29, 2020;**
- C29 Shmuel Cohen, Sylvester Court, Thornhill, dated June 29, 2020;**
- C30 Ms. Beverley Golden, York Hill Boulevard, Thornhill, dated June 29, 2020;**
- C31 Ms. Rella Margolis, Mortimer Court, Thornhill, dated June 29, 2020;**

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#### **Item 4, CW Report 35 – Page 7**

- C32 Ms. Nadia Pellegrino, Pinewood Drive, Thornhill, dated June 29, 2020;**
- C33 Ms. Carol Poplak, Greenbush Circle, Thornhill, dated June 29, 2020;**
- C34 Mr. Michael Gordon, York Hill Boulevard, Thornhill, dated June 29, 2020;**
- C35 Mr. Michael Feinberg, Michael Court, Thornhill, dated June 29, 2020;**
- C36 Michelle and Elliot Spiegel, Lisa Crescent, Thornhill, dated June 29, 2020;**
- C37 Ms. Heather Aaron, Carnegie Crescent, Thornhill, dated July 10, 2020;**
- C38 Tzivyah Starr, Calvin Chambers Road, Thornhill, dated June 29, 2020;**
- C39 Mr. Peter Woo, Pinewood Drive, Vaughan, dated June 30, 2020;**
- C40 Ms. Fran Caine, Clark Avenue West, Thornhill, dated June 30, 2020;**
- C41 Ms. Brenda Reubeni, dated June 30, 2020;**
- C42 Ms. Sharon Kohl, dated June 30, 2020;**
- C43 Mr. Paul Pijawka, dated June 30, 2020;**
- C44 Ms. Anne Jacob, Spring Gate Boulevard, Thornhill, dated June 30, 2020;**
- C45 Ileen Tobe, Janesville Road, Thornhill, dated June 30, 2020;**
- C46 Mr. Joe Jacob, Spring Gate Boulevard, Thornhill, dated June 30, 2020;**
- C47 Mr. Murray Bloomfield, Heatherton Way, Thornhill, dated June 30, 2020;**
- C48 Tamar Kuperstein, dated June 30, 2020;**
- C49 Ms. Evy Eisenberg, dated June 30, 2020;**
- C50 Ms. Irina Voronov, Pinewood Drive, Thornhill, dated June 30, 2020;**

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#### **Item 4, CW Report 35 – Page 8**

- C51 Ms. Ruthie Zaionz, Yonge Street, Thornhill, dated June 30, 2020;**
- C52 Ms. Ilana Keyes, Green Bush Crescent, Thornhill, dated June 30, 2020;**
- C53 Ms. Barbara Israel, dated June 30, 2020;**
- C54 Ms. Iole Bada, Calvin Chambers Road, Thornhill, dated June 30, 2020;**
- C55 Mr. Mark Leibel, Green Bush Crescent, Thornhill, dated July 1, 2020;**
- C56 Mrs. Sonda Gregor, Winding Lane, Thornhill, dated July 1, 2020;**
- C57 Alex and Rise Glasenberg, Markwood Lane, Thornhill, dated July 1, 2020;**
- C58 Ms. Shirley Porjes and Atul Gupta, Elizabeth Street, Thornhill, dated July 1, 2020;**
- C59 Mr. Jeffrey Leifer, York Hill Boulevard, Thornhill, dated July 3, 2020;**
- C60 Mr. Keith Taller, dated July 4, 2020;**
- C61 Mr. Shep WM Trebkin, Crestwood Road, Thornhill, dated July 4, 2020;**
- C62 Ms. Joanne Gottheil, Spring Gate Boulevard, Thornhill, dated July 4, 2020;**
- C63 Audrey and Peter Diamant, dated July 4, 2020;**
- C64 Mr. Eugene Voronov, Pinewood Drive, Thornhill, dated July 4, 2020;**
- C65 Mr. Shep WM Trebkin, Crestwood Road, Thornhill, dated July 4, 2020;**
- C66 Mr. Norman Just, Helena Gardens, Thornhill, dated July 6, 2020;**
- C68 Ms. Victoria Blond, dated July 6, 2020;**
- C69 Mr. Fred Cain, Heatherton Way, Thornhill, dated July 6, 2020;**
- C70 Mr. Harry Zarek, Arnold Avenue, Thornhill, dated July 6, 2020;**

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#### **Item 4, CW Report 35 – Page 9**

- C72 Ms. Shirley Just, Helena Gardens, Thornhill, dated July 7, 2020;**
- C75 Ms. Helen Chirnomas, Clark Avenue West, Thornhill, dated July 7, 2020;**
- C77 Mr. Rick Dokurno, Thornhill, dated July 7, 2020;**
- C78 Mr. David Gargaro, dated July 8, 2020;**
- C79 Mr. Harold Medjuck dated July 8, 2020;**
- C80 Mr. Mike Sepe, Crestwood Road, Vaughan, dated July 8, 2020;**
- C81 Ms. Rochelle Frydrych, dated July 8, 2020;**
- C82 Ms. Rhonda Lampert, dated July 8, 2020;**
- C83 Mr. Mark Lewkowicz, Glenmanor Way, Thornhill, dated July 8, 2020;**
- C84 Diana and Steven Liu, Thornhill, dated July 8, 2020;**
- C85 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1163919 Ontario Limited, 1888836 Ontario Limited and 1211612 Ontario Limited (Awin), dated July 8, 2020;**
- C87 A. Milliken Heisey, Papazian Heisey Myers Barristers & Solicitors, King Street West, Toronto, on behalf of 1973280 Ontario Limited and 1219414 Ontario Limited (Awin West), dated July 8, 2020;**
- C90 Ms. Stella Kvaterman, Broker, Forest Hill Real Estate Inc., dated July 9, 2020;**
- C91 Mr. Stephen Clodman, Tangreen Court, Toronto;**
- C92 Mr. John Andreevski, Acting Director, Community Planning, North York District, North York Civic Centre, City of Toronto, dated July 8, 2020;**
- C97 Mr. Bruce James Weinert, Swinton Crescent, Thornhill, dated July 9, 2020;**
- C101 Ms. Annie Dew, Pinewood Drive, Thornhill, dated July 9, 2020;**
- C106 M. Heather Martin and William M. Cleary, Bradbeer Crescent, Thornhill, dated July 10, 2020;**

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**C109 Ms. Valerie Burke, Thornhill, dated July 10, 2020;**

**C110 Qui Ruan, Heatherton Way, Thornhill, dated July 10, 2020; and**

**C111 Jun Wang, Heatherton Way, Thornhill, dated July 10, 2020.**

#### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.20.001, Zoning By-law Amendment File Z.20.004 and Draft Plan of Subdivision File 19T-20V001 (The Salz Corporation) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Committee of the Whole (Public Hearing) Report

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**DATE:** Monday, July 13, 2020

**WARD(S):** 5

**TITLE: THE SALZ CORPORATION**

**OFFICIAL PLAN AMENDMENT FILE OP.20.001**

**ZONING BY-LAW AMENDMENT FILE Z.20.004**

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V001**

**100 STEELES AVENUE WEST**

**VICINITY OF YONGE STREET AND STEELES AVENUE WEST**

**FROM:**

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.20.001, Z.20.004 and 19T-20V001 for the subject lands shown on Attachment 1. The Owner seeks the approval of the development shown on Attachments 2 to 8 consisting of the following:

- Tower 1: 54-storey mixed-use apartment building with a 7-storey podium (637 units) and 1,203 m<sup>2</sup> of ground floor retail area
- Tower 2: 49-storey residential apartment building with a 7-storey podium (652 units)
- Towers 3 and 4: 2, 18-storey residential apartment buildings with a 6-storey podium having 244 and 232 units respectively
- A 3,996 m<sup>2</sup> Commercial Block
- 5 levels of underground parking
- A maximum density (Floor Space Index) of 8.4 times the area of the lot

### **Report Highlights**

- To receive input from the public and the Committee of the Whole for a mixed-use development comprised of 4 buildings having a total of 1,765 residential units, ground floor retail uses, and a commercial block, all served by 5 levels of underground parking
- Official Plan and Zoning By-law Amendments and a Draft Plan of Subdivision are required to permit the Development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment File OP.20.001, Zoning By-law Amendment File Z.20.004 and Draft Plan of Subdivision File 19T-20V001 (The Salz Corporation) 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**

The subject lands (the 'Subject Lands') shown on Attachment 1, are municipally known as 100 Steeles Avenue West and are located on the north side of Steeles Avenue West, west of Yonge Street. The Subject Lands are currently developed with 2, single-storey commercial buildings.

#### ***Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Development***

The Salz Corporation (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit the development shown on Attachments 2 to 8:

1. Official Plan Amendment File OP.20.001 to amend in-effect Official Plan Amendment 210 ('Thornhill Vaughan Community Plan') to redesignate the Subject Lands from "General Commercial Area" and "Low Density Residential" to "Mixed Commercial/Residential Area" with a maximum Floor Space Index ('FSI') of 8.4 times the area of the lot, a maximum building height of 54-storeys and a 0 m front yard setback to Steeles Avenue West (the 'Development').
2. Zoning By-law Amendment File Z.20.004 to amend Zoning By-law 1-88 to rezone the Subject Lands from "C2 General Commercial Zone" subject to site-specific Exception 9(731) to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-20V001, as shown on Attachment 3, for a plan of subdivision consisting of the following:



<b><u>Blocks</u></b>	<b><u>Land Use</u></b>	<b><u>ha</u></b>
Block 1	Commercial	0.40
Block 2	Commercial/Residential	0.54
Block 3	Residential	0.37
Block 4	Residential	0.33
Street 'A'	Road	0.42
Total		2.06

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol and to an extended notification area***

- a) Date the Notice of Public Hearing was circulated: June 23, 2020.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs, Procedures and Protocols.

- b) Circulation Area: A minimum 150 m radius from the Subject Lands, to the Springfarm Ratepayers' Association, the City of Toronto, the City of Markham and to anyone on file with the Office of the City Clerk having requested notice.

- c) Comments Received:

The Development Planning Department received written comments from the following (as of June 29, 2020):

- B. Gerstein, Glenmanor Way, email dated June 26, 2020
- S. Clodman; email dated June 26, 2020
- SpringFarm Ratepayers' Association, meeting held on March 12, 2020

The following is a summary of the comments provided in the written correspondence received to date. Resident comments have been organized by theme as follows:

**Density and Height**

- the development is too dense and the buildings too high for the neighbourhood
- the proposed density and building heights are double those permitted in the Yonge-Steeles Corridor Secondary Plan (the 'YSCSP')

**Traffic/Transportation**

- the Yonge Street and Steeles Avenue area is congested with traffic
- the planned subway will not be constructed in time to alleviate traffic in area with the proposed density of the development
- the proposed developments in the area do not have an integrated road network which will cause further traffic issues

- the development does not include the required east/west road to the rear of the property as identified in the YSCSP

#### **Other**

- no coordination is provided between the proposed developments in the area
- no public uses, parks, community centres, public spaces for existing and new residents in area are proposed

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. All written comments received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

#### **Previous Reports/Authority**

Not applicable.

#### **Analysis and Options**

##### ***Amendments to in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan) are required to permit the Development***

The Subject lands are designated “General Commercial Area” and “Low Density Residential” by in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan). The “General Commercial Area” designation permits the existing commercial uses to continue and retail stores, restaurants, banks and business and professional offices. The “Low Density Residential” designation permits single detached units with a net density of 22 units per hectare. The Development of mixed-use residential apartment buildings, ranging in heights from 18 to 54-storeys with a density of 8.4 FSI does not conform to the “General Commercial Area” and “Low Density Residential” policies of OPA 210.

The Owner proposes to amend OPA 210 to redesignate the Subject Lands to “Mixed Commercial/Residential Area” and permit residential uses, business and professional offices, retail uses, and associated facilities with no prescribed maximum building height or density requirements and in accordance with a comprehensive design scheme to ensure the compatibility of the commercial and residential uses. In accordance with OPA 210, the Owner has submitted conceptual design plans and studies in support of the Applications to facilitate the Development shown on Attachments 2 to 8.

##### ***The Yonge Steeles Corridor Secondary Plan (Volume 2, Vaughan Official Plan 2010) has been appealed to the Local Planning Appeal Tribunal***

The Subject Lands have a dual designation. The front half of the Subject Lands along Steeles Avenue West are designated “High-Rise Mixed-Use” and the rear portion “Mid-Rise Residential” by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 2, Yonge Steeles Corridor Secondary Plan (‘YSCSP’).

The “High-Rise Mixed-Use” designation permits residential, retail, community and office uses with a maximum FSI of 3.5 times the area of the lot and a maximum building height of 22-storeys. The High-Rise Mixed-Use policies require new development along Steeles Avenue West to be setback approximately 3 m, be designed with the highest quality and are intended to support existing and planned transit services located within approximately 600-700 metres.

The “Mid-Rise Residential” designation is intended to provide a transition from the higher densities and taller buildings along Steeles Avenue West and the existing Low-Rise Residential neighbourhood to the north. New development is expected to be in the form of townhouses, stacked townhouses and low-rise buildings not exceeding 5-storeys in height and a maximum FSI of 1.5 times the area of the lot.

The proposed Development, comprised of buildings ranging in height from 18 to 54-storeys, a density of 8.4 FSI, and a 0 m building setback along Steeles Avenue West does not conform to the building height, density, and setback policies of the YSCSP.

Vaughan Council on September 7, 2010, adopted the YSCSP. York Region Council on January 21, 2016, adopted the YSCSP with modifications. The Owner has appealed the YSCSP to the Ontario Municipal Board (‘OMB’), now the Local Planning Appeal Tribunal (‘LPAT’) as it pertains to the Subject Lands. A number of landowners in the YSCSP area have also appealed the Secondary Plan to the OMB/LPAT. The YSCSP is not in-effect for the Subject Lands.

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

The Subject Lands are zoned “C2 General Commercial Zone”, subject to site-specific Exception 9(731) by Zoning By-law 1-88. This zoning does not permit the Development. The Owner proposes to amend Zoning By-law 1-88 to rezone the Subject Lands to “RA3 Apartment Residential Zone” together with the following site-specific zoning exceptions to permit the Development shown on Attachments 2 to 8:

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Permitted Uses	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Day Nursery</li> </ul>	Permit the following additional uses within the Commercial Building and Tower 1: <ul style="list-style-type: none"> <li>- Automotive Retail Store</li> <li>- Bank or Financial Institution</li> <li>- Brewers Retail Outlet</li> <li>- Business or Professional Office</li> <li>- Club or Health Centre</li> </ul>

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
			<ul style="list-style-type: none"> <li>- Eating Establishment</li> <li>- Eating Establishment, Convenience &amp; Take-out</li> <li>- Hotel</li> <li>- Laboratory</li> <li>- L.C.B.O Outlet</li> <li>- Motel</li> <li>- Motor Vehicle Sales Establishment</li> <li>- Multi-Unit Building</li> <li>- Office Building</li> <li>- Personal Service Shop</li> <li>- Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>- Pharmacy</li> <li>- Photography Studio</li> <li>- Place of Amusement</li> <li>- Place of Entertainment</li> <li>- Retail Nursery</li> <li>- Retail Store</li> <li>- Service or Repair Shop</li> <li>- Studio</li> <li>- Supermarket</li> <li>- Technical or Commercial School</li> <li>- Veterinary Clinic</li> <li>- Video Store</li> </ul>
b.	Definitions	<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>Lot - Means a parcel of land fronting on a street separate from any abutting land to the</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 but shall not include any exclusive area only accessible by from an individual unit</p> <p>Lot - Means the Subject Lands shall be deemed to</p>

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
		extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O. 1990, c. P. 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot	be one lot, regardless of the number of buildings and units, and the creation of any new lot by plans or subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given
c.	Minimum Parking Requirements	<u>Residential</u> 1.5 spaces/unit x 1,765 units = 2,648 spaces  <u>Visitor</u> 0.25 spaces/unit x 1765 units = 442 spaces  <u>Commercial</u> 6 spaces/100 m <sup>2</sup> x 13,921 m <sup>2</sup> = 836 spaces  Total Parking Required = 3,926 spaces	<u>Residential</u> 0.538 spaces/unit x 1765 units = 950 spaces  <u>Visitor</u> 0.149 spaces/unit x 1765 units = 264 spaces  <u>Commercial</u> 0.51 spaces/100 m <sup>2</sup> x 13,921 m <sup>2</sup> = 72 spaces  Provide a total of 1,286 spaces
e.	Minimum Loading Space Requirements	4 loading spaces (Block 1) 1 loading space (Block 2) = 5 loading spaces	A minimum total of 4 loading spaces shall be provided
f.	Maximum Residential Units	No requirement	Maximum of 1,765 units
g.	Minimum Front Yard	7.5 m	0 m
h.	Maximum Building Height	44 m (14-storeys)	Commercial Building - 20 m (4-storeys) Tower 1 - 152 m (49-storeys) Tower 2 - 168 m (54-storeys) Towers 3 and 4 - 57 m (18-storeys)
i.	Minimum Lot Area Per Unit	67 m <sup>2</sup> /unit	Tower 1 - 4.21 m <sup>2</sup> /unit Tower 2 - 15.3 m <sup>2</sup> /unit

	<b>Zoning By-law 1-88 Standards</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
			Towers 3 and 4 - 14.03 m <sup>2</sup> /unit
j.	Minimum Amenity Area	996 One Bedroom Unit x 20 m <sup>2</sup> /unit = 19,920 m <sup>2</sup> 650 Two Bedroom Unit x 55 m <sup>2</sup> /unit = 35,750 m <sup>2</sup> 119 Three Bedroom Unit x 90 m <sup>2</sup> /unit = 10,710 m <sup>2</sup> Total required amenity area = 66,380 m <sup>2</sup>	Provide a total amenity area of 5,600 m <sup>2</sup>

Other zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report at 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***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with Provincial Policies, and York Region Official Plan	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), the Growth Plan for the Greater Golden Horseshoe 2017 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP 2010')</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
b.	City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>The appropriateness of the proposed redesignation of the Subject Lands to a "Mixed Commercial/Residential Area" designation will be reviewed in consideration of the policies of the in-effect OPA 210 and VOP 2010</li> <li>The Applications will be reviewed in consideration of the Council and York Region adopted YSCSP policies, including but not limited to, the following:</li> </ul>

		<ul style="list-style-type: none"> <li>- the appropriateness of redesignating the rear portion of the Subject Lands from “Mid-Rise Residential” to “High-Rise Mixed-Use Residential”</li> <li>- the appropriateness of increasing the maximum permitted FSI from 1.5 and 3.5 to 8.4 times the area of the lot</li> <li>- the appropriateness of increasing the maximum permitted building height from 5 and 22-storeys to 54-storeys</li> <li>- the affordable housing policies of the Official Plan</li> <li>- the proposed 0m building setback along Steeles Avenue West and the urban design policies</li> <li>- the policy requirement to provide retail uses along Steeles Avenue West</li> <li>- constraints with the construction of and connections to the future Yonge subway extension and bus station that may affect the site design</li> <li>- pre and post subway population thresholds identified by the Yonge Steeles Area Regional Transportation Study</li> <li>- coordinated development between all YSCSP landowners and proposed development applications</li> <li>- appropriateness of proposed road “Street A”</li> <li>- connection to future extension of Royal Palm Drive to the rear of the Subject lands</li> <li>- requirement of a planned publicly accessible open space to the rear of the Subject lands</li> </ul> <ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City’s Urban Structure established in VOP 2010</li> </ul>
c.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands and the site-specific amendments to Zoning By-law 1-88 required to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses and the city’s new draft comprehensive zoning by-law</li> </ul>

d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Urban Design Brief</li> <li>- Community Services and Facilities Plan</li> <li>- Phase 1 Environmental Site Assessment</li> <li>- Pedestrian Wind Assessment</li> <li>- Sun/Shadow Study</li> <li>- Hydrogeological Investigation</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Noise and Vibration Feasibility Study</li> <li>- Geotechnical Investigation</li> <li>- Transportation Study</li> <li>- Tree Inventory and Preservation Plan and Study</li> </ul> </li> <li>▪ These reports are available on the city's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer)</li> <li>▪ Additional studies and/or reports may be required as part of the Application review process</li> </ul>
e.	Design Review Panel	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed by the City of Vaughan Design Review Panel ('DRP')</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the review areas of Metrolinx, the Toronto Transit Commission ('TTC'), City of Toronto, City of Markham, York Region Rapid Transit Corporation and the Region of York. The Owner will be required to address the comments from the external public agencies / municipalities and the Public, Separate, and French School Boards</li> </ul>
g.	Sustainable Development	



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program the Development must achieve a Bronze Threshold Overall Application Score</li> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, 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</li> </ul>
h.	Comprehensive Development	<ul style="list-style-type: none"> <li>▪ The YSCSP encourages comprehensive assembly within the development blocks of the Secondary Plan. Development shall proceed in an orderly manner including required infrastructure, parks and streets</li> <li>▪ It is encouraged that landowners within the YSCSP propose development on a comprehensive basis including a phasing strategy that provides for the equitable sharing of the costs of public infrastructure among benefitting landowners</li> </ul>
i.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements</li> </ul>
j.	Yonge Subway Extension Metrolinx/Toronto Transit Commission	<ul style="list-style-type: none"> <li>▪ The planned Yonge Subway Extension ("YSE") is a cross-jurisdictional project from the City of Toronto into the City of Markham, City of Vaughan and City of Richmond Hill. The YSE</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<p>includes a subway station located at Yonge Street and Steeles Avenue West</p> <ul style="list-style-type: none"> <li>▪ The development will be reviewed in consideration of any land requirements from Metrolinx and/or the Toronto Transit Commission including but not limited to land required during construction and ultimate design for right-of-way, subway connections and bus platform for Steeles Avenue West Bus Route</li> </ul>
k.	Proposed Roads and Road Widenings	<ul style="list-style-type: none"> <li>▪ The Development is bisected by a proposed public road, Street "A", as shown on Attachment 1, with an interim cul-de-sac to the rear. The proposed cul-de-sac appears to extend north onto adjacent properties</li> <li>▪ The YSCSP establishes a Road Network for the Secondary Plan area and identifies the eastward extension of Royal Palm Drive at the rear of the Subject Lands</li> <li>▪ The proposed roads and interim cul-de-sac will be reviewed by the Development Engineering Department and consideration of the policies of the YSCSP</li> <li>▪ The Development fronts onto Steeles Avenue West. This right-of-way, including the northerly boulevard, belongs to the City of Toronto and is under their jurisdiction. Required road widenings, encroachment permits, or agreements shall be determined by the City of Toronto</li> </ul>
l.	Parks and Publicly Accessible Open Space	<ul style="list-style-type: none"> <li>▪ The YSCSP delineates Parks and Publicly Accessible Open Space throughout the Secondary Plan area. The YSCSP identifies a Publicly Accessible Open Space to be located on the north portion of the Subject Lands abutting the planned Royal Palm Drive extension</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> <li>▪ The requirement and details of the Publicly Accessible Open Space shall be reviewed by the Parks Planning Department</li> </ul>
m.	Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> <li>▪ A future Site Development and Draft Plan of Condominium Application(s) will be required, if the Applications are approved, to permit the Development and to establish the ownership tenure(s) of the Development</li> <li>▪ Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements</li> </ul>
n.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner shall convey land at the rate of 1 ha per 300 / units and or pay to the City of 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, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's Cash-in-Lieu policies, if the Applications are approved</li> </ul>
o.	Bonusing (Section 37 of the <i>Planning Act</i> )	<ul style="list-style-type: none"> <li>▪ The Applications will be subject to and reviewed in consideration of the City's bonusing for increases in building height and 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</li> </ul>

### **Financial Impact**

There are no 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 Regional issues will be addressed when the technical report is considered. At the time of the preparation of this report the Owner had not requested exemption from York Region approval of Official Plan Amendment File OP.20.001.

### **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, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Mary Caputo, Senior Planner, Development Planning Department, ext. 8635

### **Attachments**

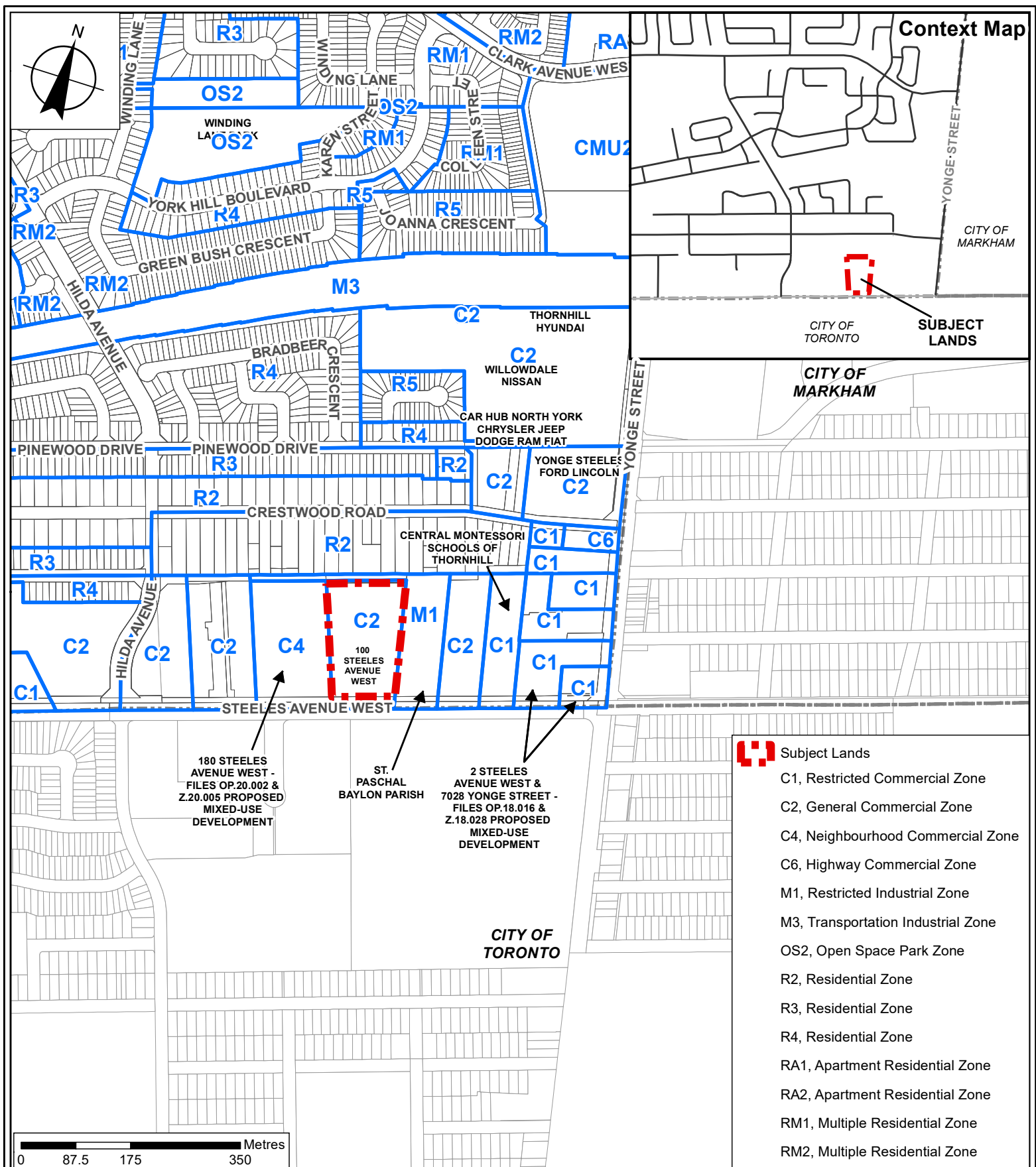
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Draft Plan of Subdivision
4. Conceptual Landscape Plan
5. Building Elevations - Towers 1 & 2 (South and West)
6. Building Elevations - Towers 1 & 2 (North and East)
7. Building Elevations - Tower 3
8. Building Elevations - Tower 4

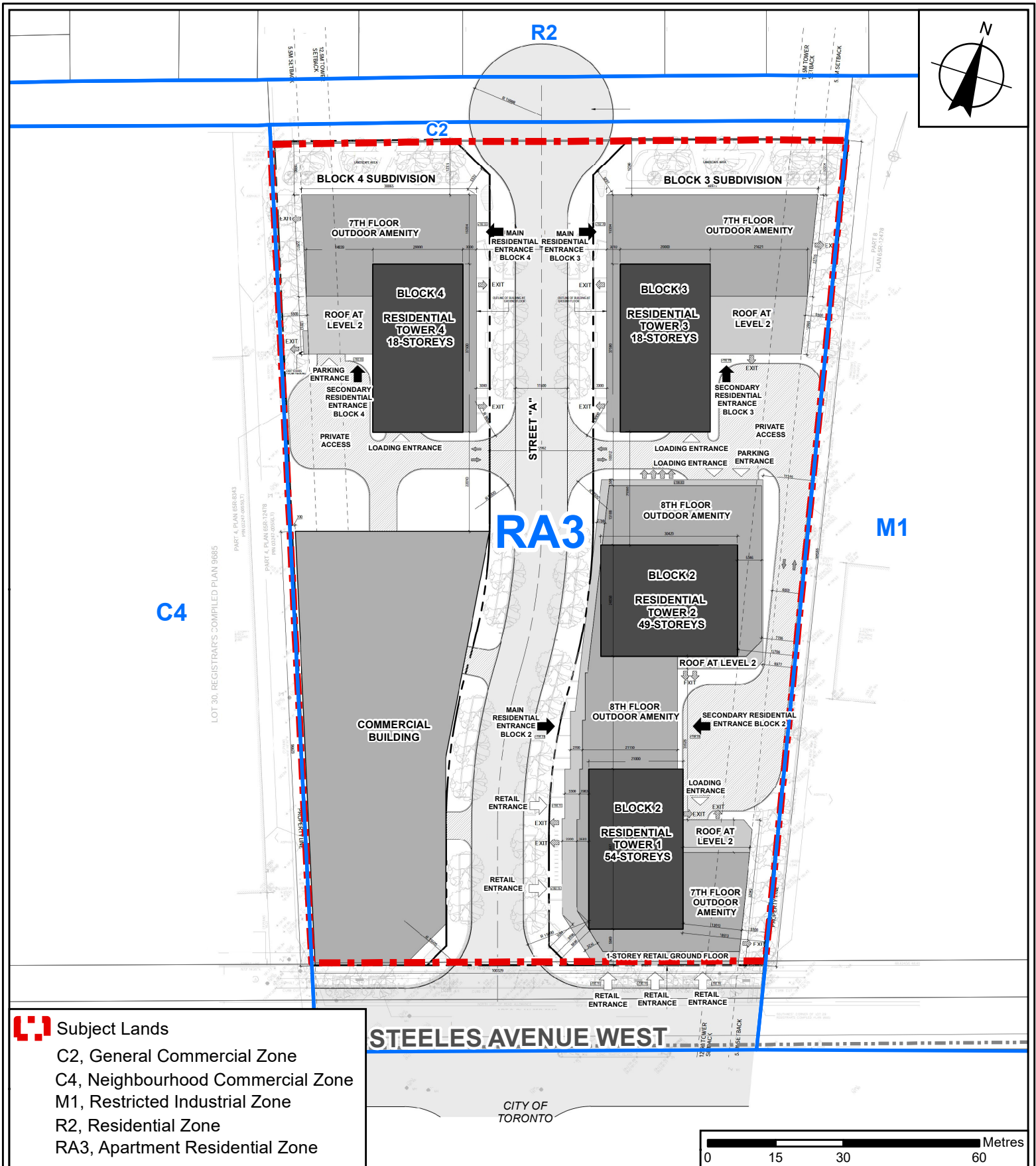
### **Prepared by**

Mary Caputo, Senior Planner - ext. 8635

Nancy Tuckett, Senior Manager of Development Planning - ext. 8529

Mauro Peverini, Director of Development Planning - ext. 8407





# Conceptual Site Plan & Proposed Zoning

**Location:**  
Part of Lot 26, Concession 1

**Applicant:** The Salz Corporation

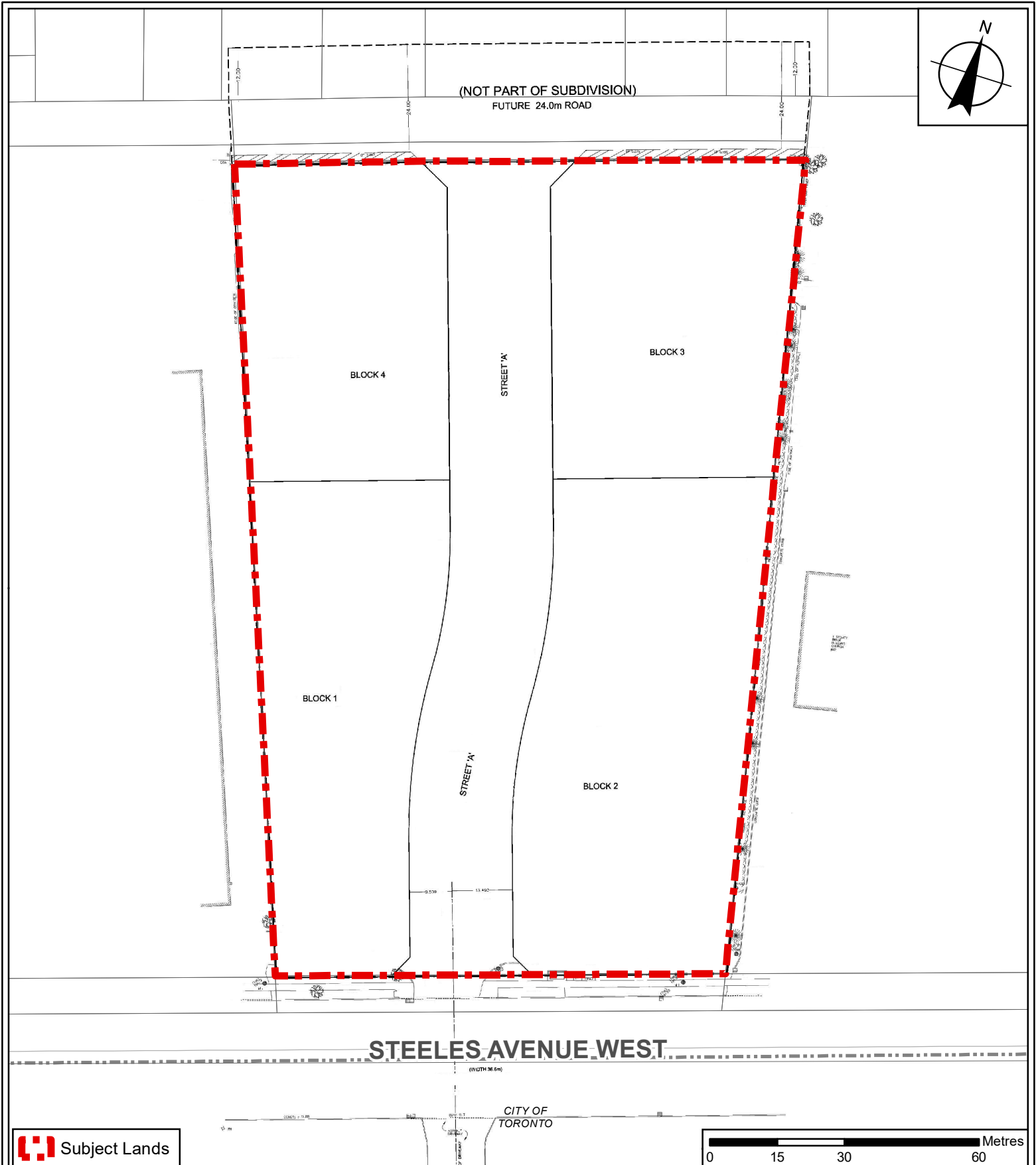
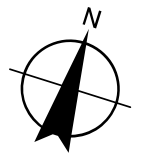


## Attachment

**Files:**  
OP.20.001, Z.20.004, and  
19T-20V001

**Date:**  
July 13, 2020

2



## Draft Plan of Subdivision

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
The Salz Corporation



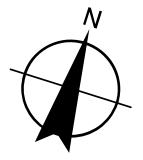
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19T-20V001

**Date:**  
July 13, 2020

# 3



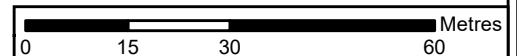


STEELES AVENUE WEST

CITY OF  
TORONTO



Subject



## Conceptual Landscape Plan

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
The Salz Corporation



## Attachment

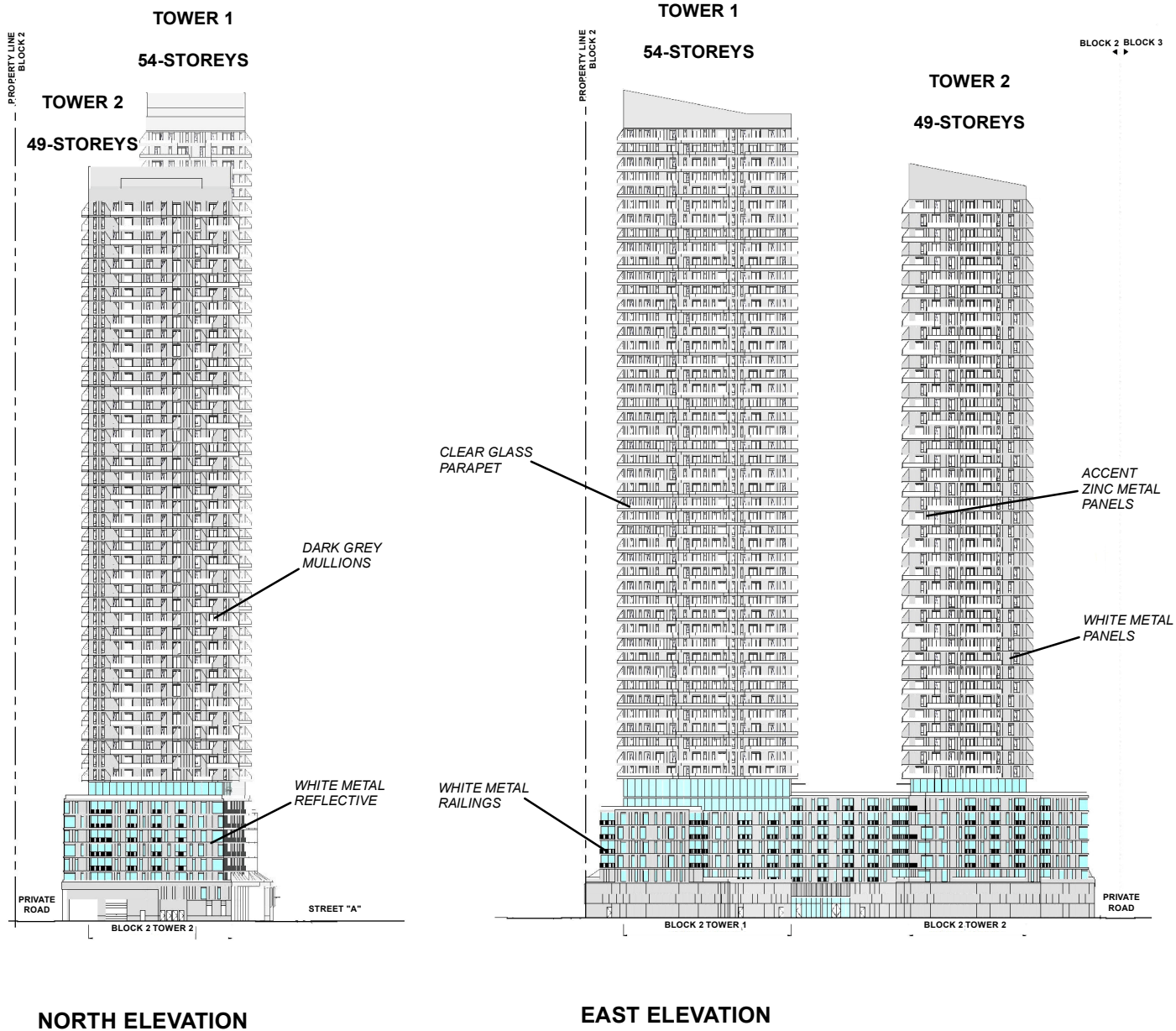
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19T-20V001

**Date:**  
July 13, 2020

# 4







Not to Scale

## Building Elevations - Towers 1 & 2

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
The Salz Corporation



**Attachment**

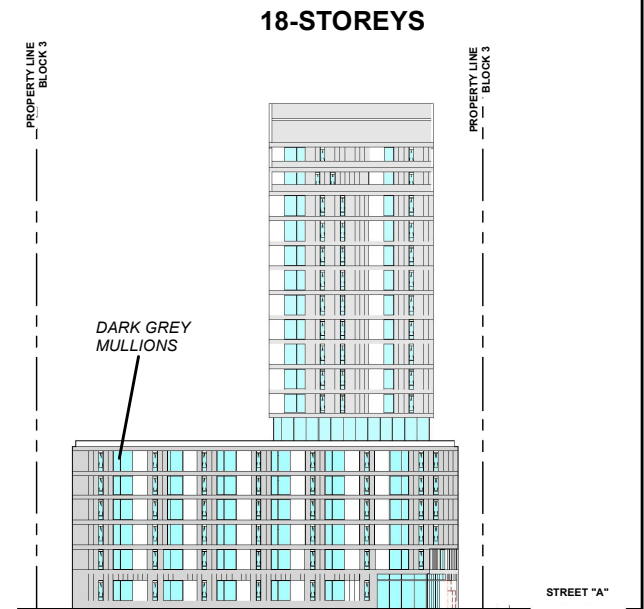
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**Date:**  
July 13, 2020

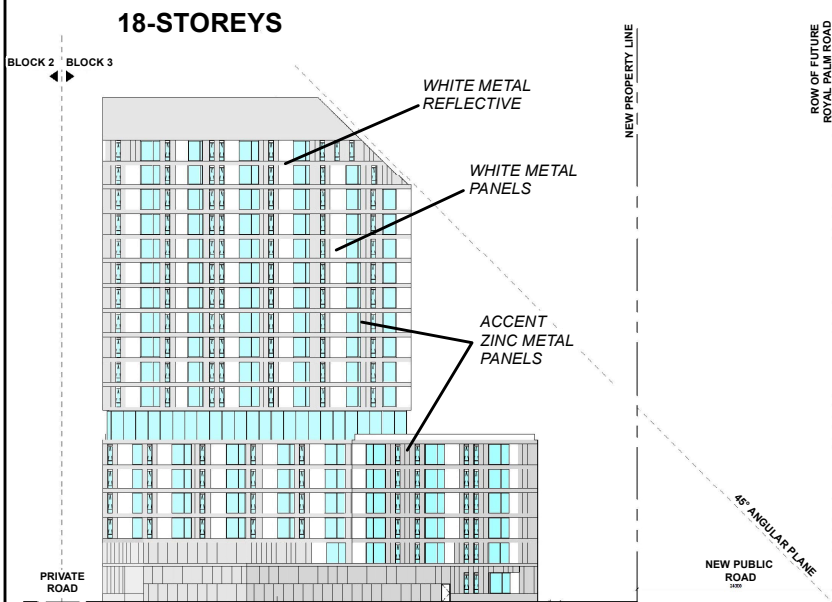
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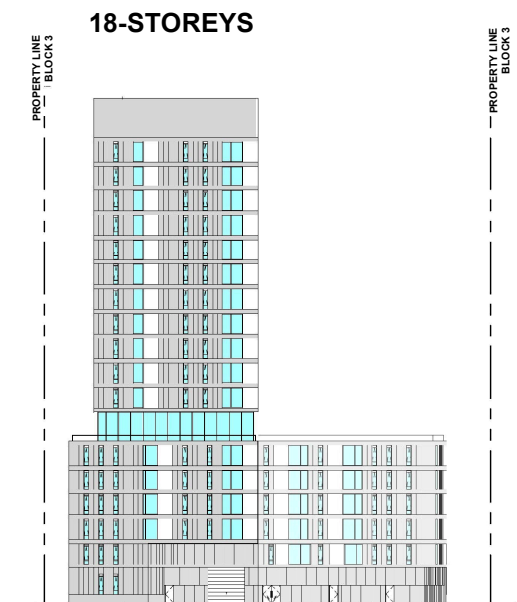
**WEST ELEVATION (FACING STREET "A")**



**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**

Not to Scale

## Building Elevations - Tower 3

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
The Salz Corporation

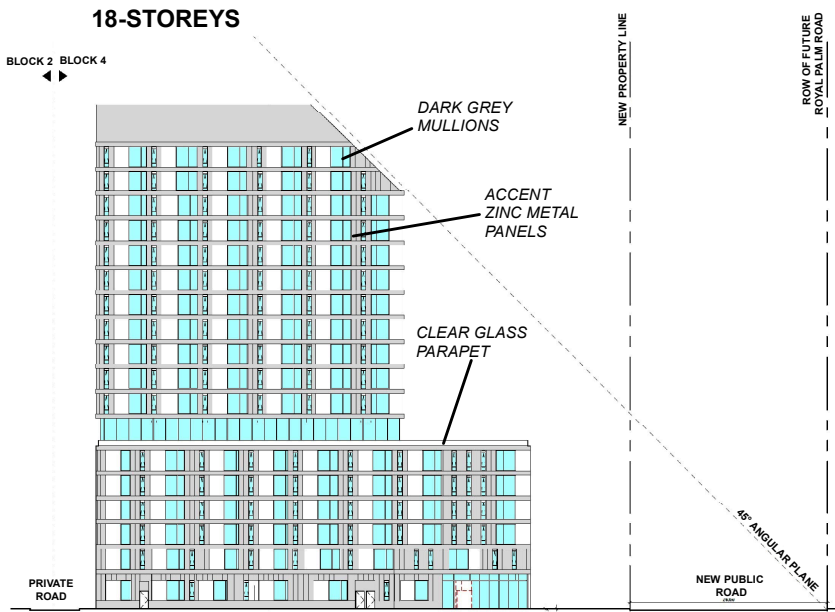


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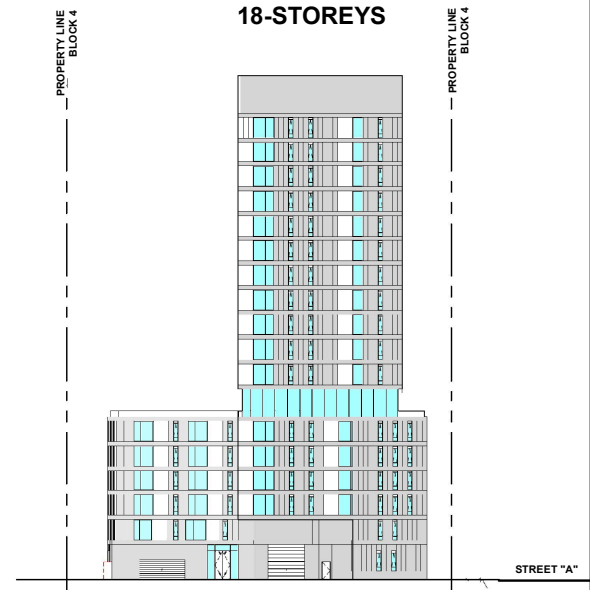
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OP.20.001, Z.20.004, and  
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**Date:**  
July 13, 2020

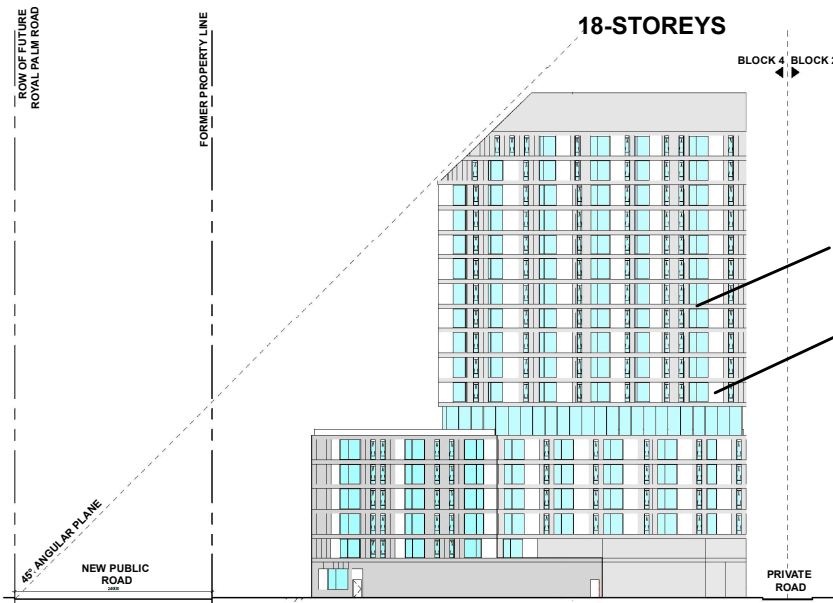
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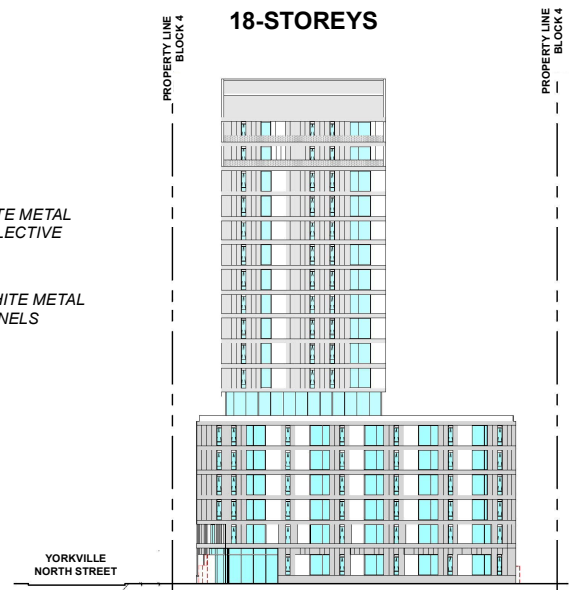
**EAST ELEVATION (FACING STREET "A")**



**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

Not to Scale

## Building Elevations - Tower 4

**Location:**  
Part of Lot 26, Concession 1

**Applicant:**  
The Salz Corporation



**Files:**  
OP.20.001, Z.20.004, and  
19T-20V001

**Date:**  
July 13, 2020

**8**