

# **100 Steeles Ave. West SFRA Deputation – Height & Density Limits**

Vaughan Council Committee of the Whole

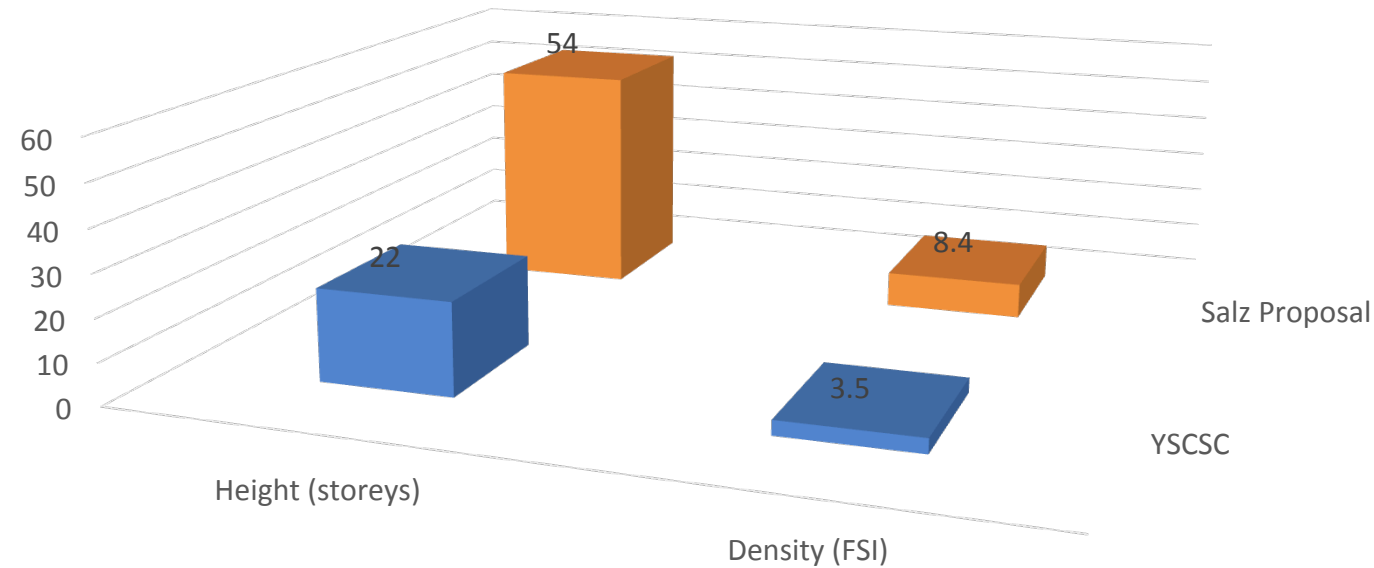
July 13, 2020

Brian Gerstein

# Why Height and Density are critical factors

- Salz plans for 1,765 residential units x 2.7 persons/unit = net 4,766 – a **476% population increase** (not including the 3 other developments)
- Therefore, this impact must be quantified, carefully analyzed, and extra capacity planned for

# Salz Proposal vs. Secondary Plan limits



	Height (storeys)	Density (FSI)
■ YSCSC	22	3.5
■ Salz Proposal	54	8.4

■ YSCSC ■ Salz Proposal

Expand side panel

Palladium/Skyrise  
– 18-20 storeys

World on Yonge 1&2 –  
31 storeys/Liberty Hotel  
20 storeys

Vanguard – 25  
storeys

YRCC  
366 – 34  
storeys

60 Crestwood Road

Yorkville North

Centerpoint Mall

Mercedes-Benz  
Thornhill - open by...

YRCC 201– 22 storeys

McDonald's  
Fast Food • \$



Google

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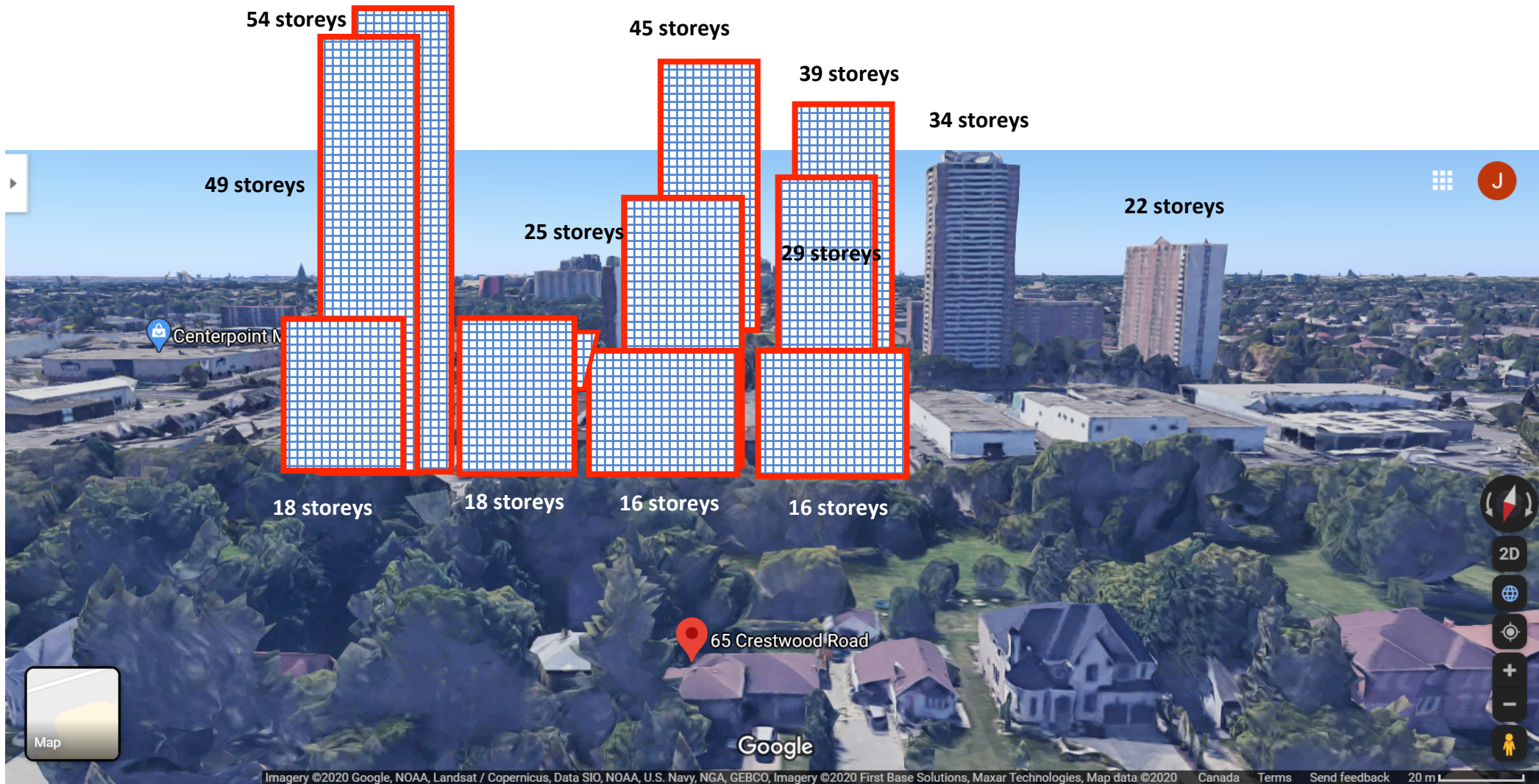
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## View of 180 & 100 Steeles Ave. W from Crestwood Road as per Secondary Plan



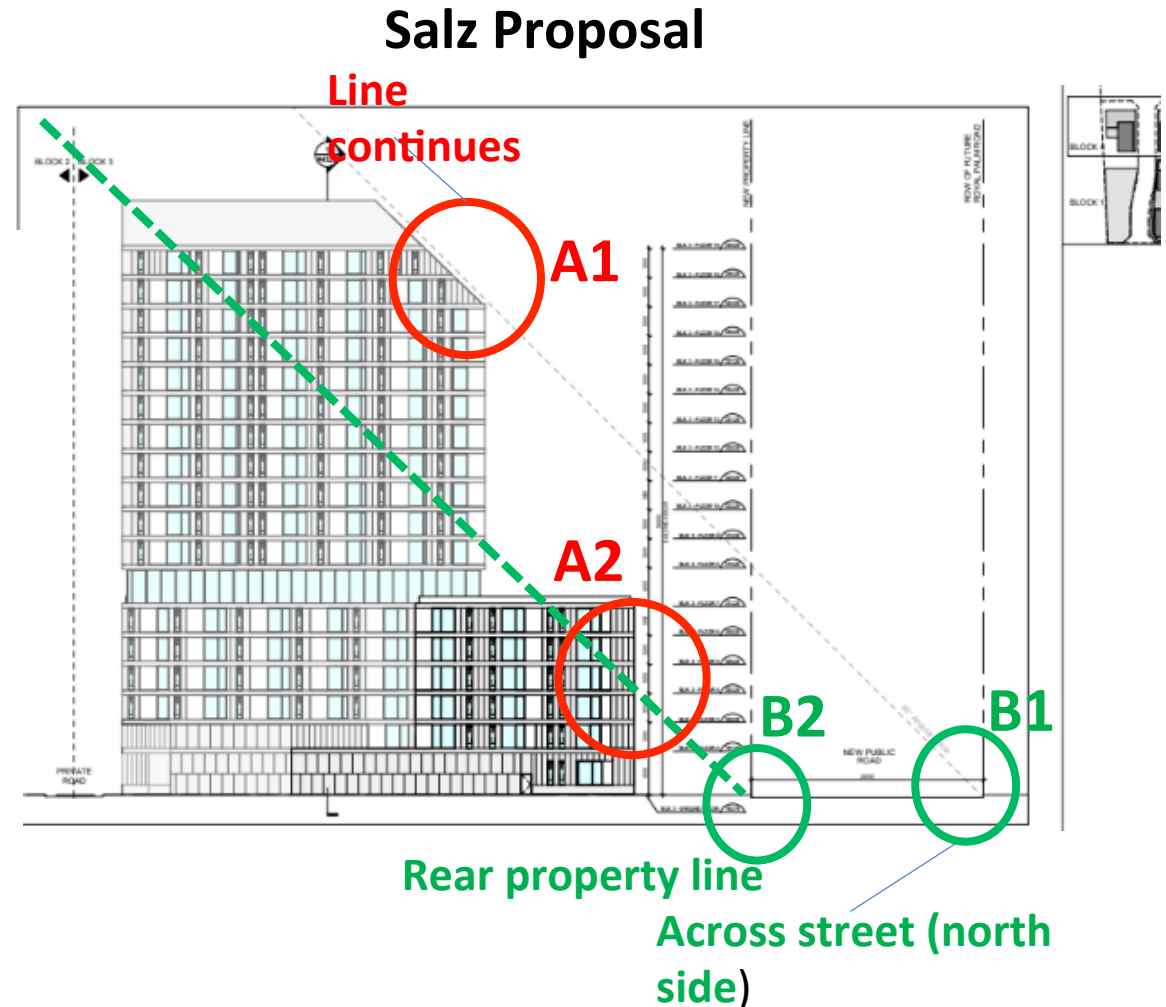
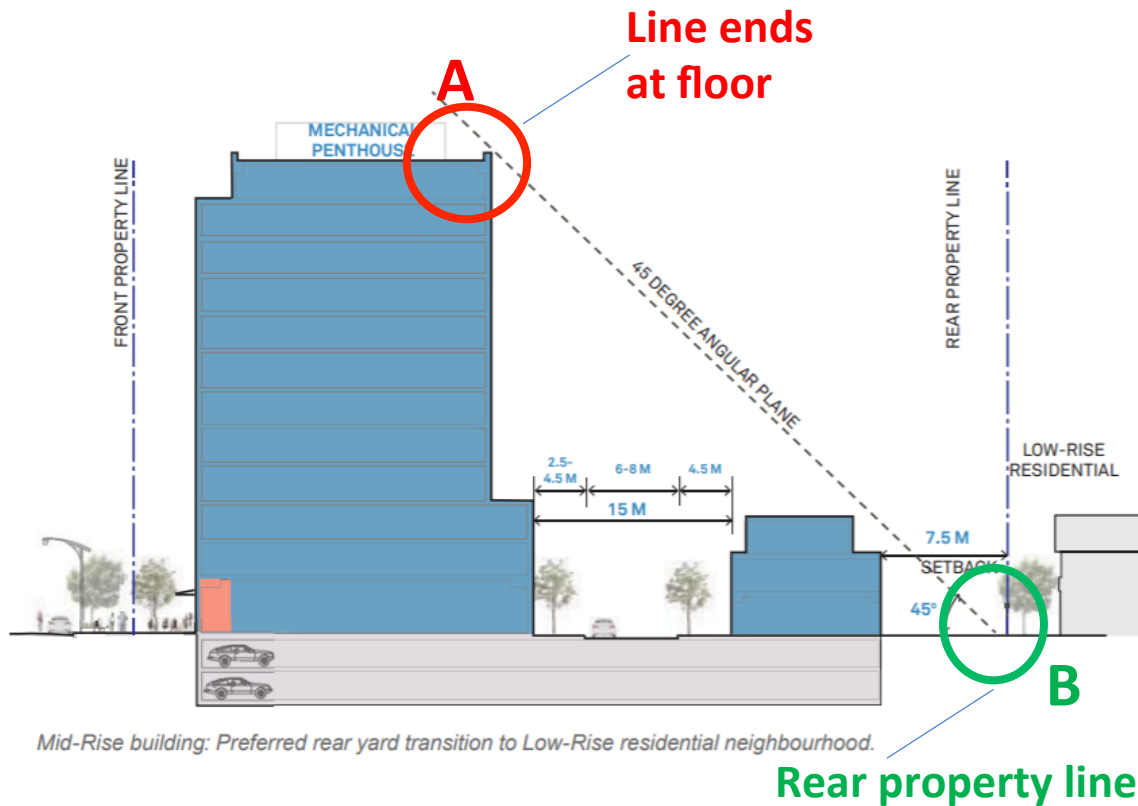
## Projected view of 180 & 100 Steeles Ave. W from Crestwood Road





# 45 Degree Angle Variances – Errors add height

## Vaughan Urban Design Guide – Standard No. 5.3.6 Built Form Transitions





# In Conclusion...Yonge-Steeles is not the VMC or Yonge & Bloor

- Council approved a Secondary Plan for Yonge & Steeles in 2010 that factored in a subway station and intensification as a Primary Centre
- Even though under LPAT mediation, the Secondary Plan is reasonable and meets Provincial and City planning objectives
- Salz has not provided any objective evidence to support additional heights and density beyond the approved Secondary Plan
- Even if we were to consider 45 storey height, it is 150% above comparable benchmarks in Vaughan and Toronto;
- **We urge Council to tell Salz to return with a proposal that respects and works within the current Yonge-Steeles Secondary Plan;**
- Otherwise start over with a new Secondary Plan that involves residents