

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

Vaughan Council Committee of the Whole

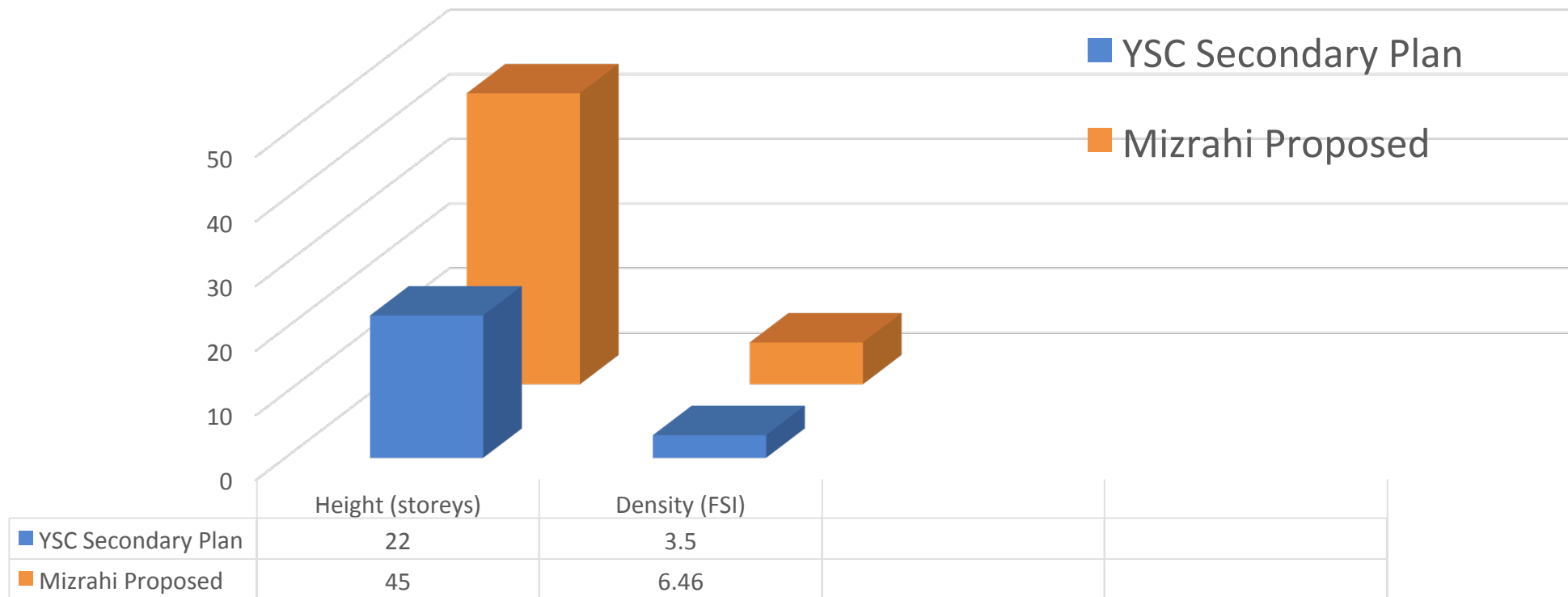
July 13, 2020

Brian Gerstein

# Why Height and Density are critical factors

- Mizrahi plans for 2,080 residential units x 2.7 persons/unit = net 5,616 – a **561% population increase** (not including the 3 other developments)
- Therefore, this impact must be quantified, carefully analyzed, and extra capacity planned for

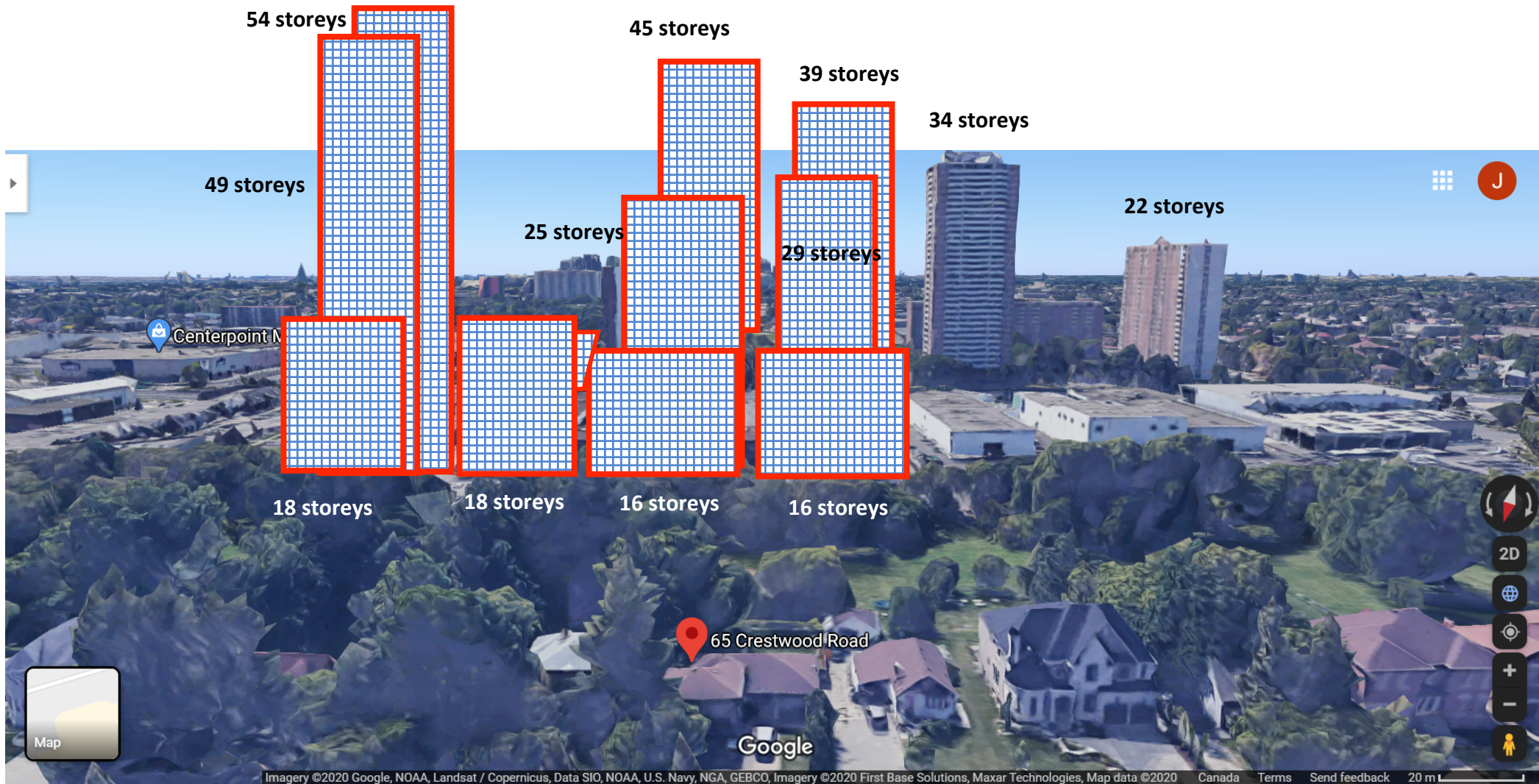
# Mizrahi Proposal vs. Secondary Plan limits



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



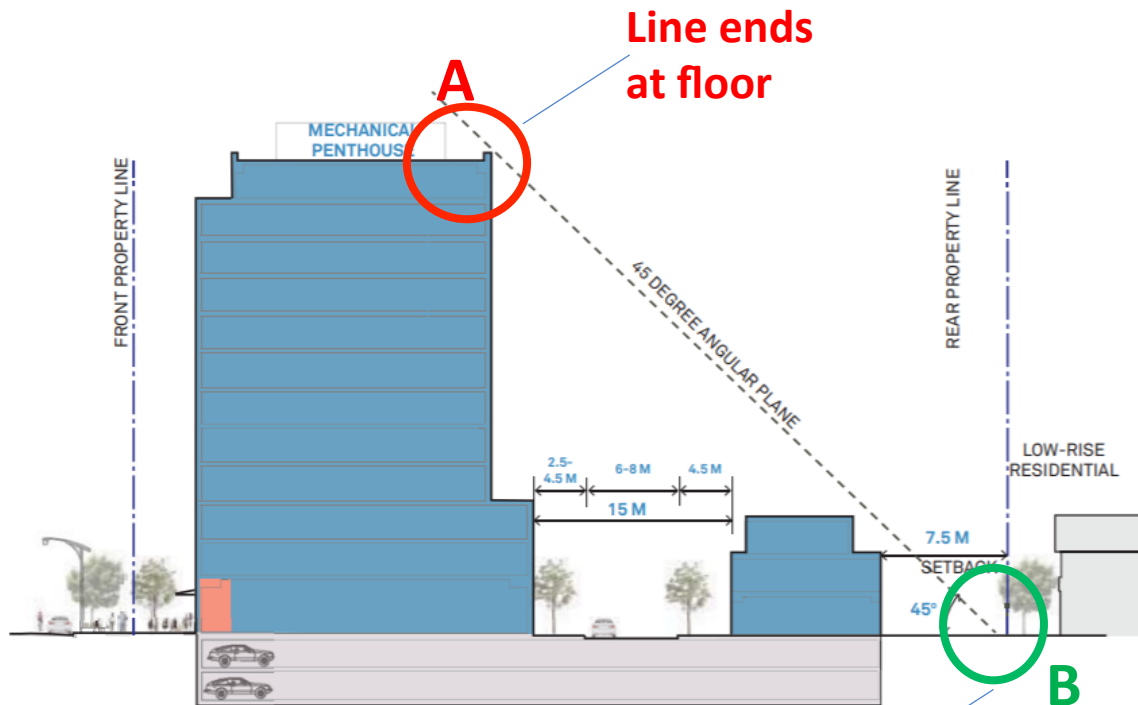
## Projected view of 180 & 100 Steeles Ave. W from Crestwood Road





# 45 Degree Angle Variances – Errors add height

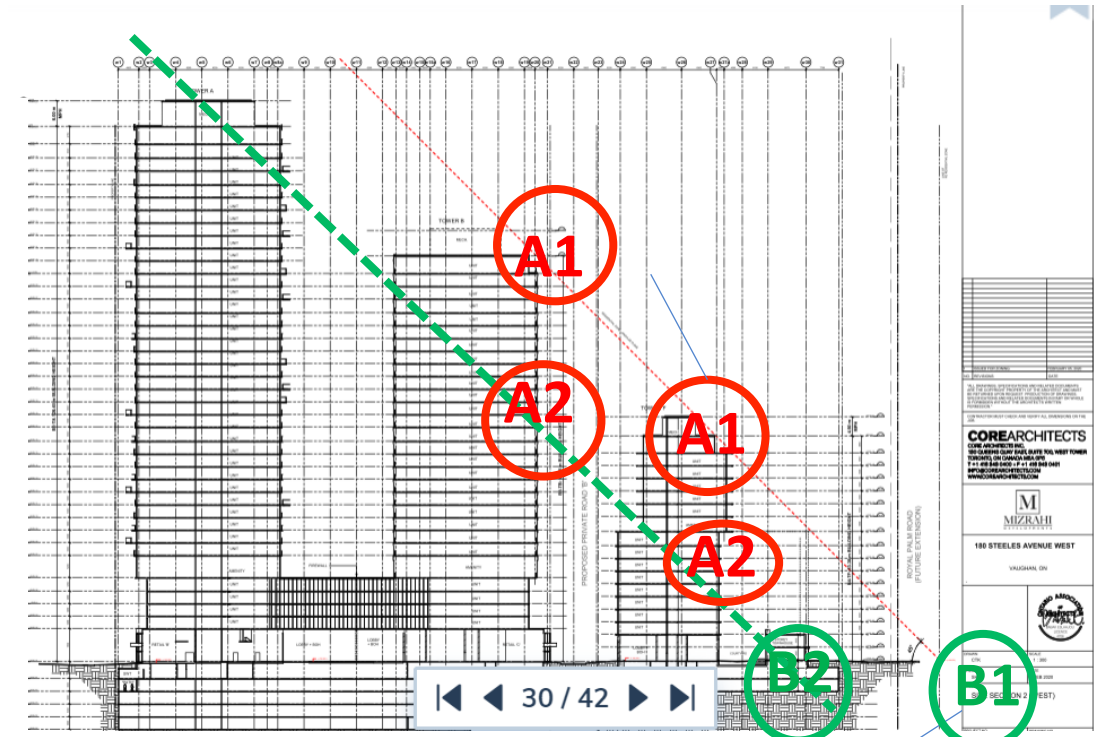
Vaughan Urban Design Guide – Standard No. 5.3.6 Built Form Transitions



Mid-Rise building: Preferred rear yard transition to Low-Rise residential neighbourhood.

Rear property line

Mizrahi Proposal



Across street (north side)  
Rear property line

# VMC vs. Yonge-Steeles (Primary Centre)

VOP 2010, Volume 1, 2019 Office Consolidation, a. 2.2.5 (p. 34)

“Intensification Areas

- The Vaughan Metropolitan Centre will be the City’s downtown. It will have the widest range of uses and will have buildings of various sizes, **including the tallest buildings in the City.**
- Primary Centres will accommodate a wide range of uses and **will have tall buildings, as well as lower ones, to facilitate an appropriate transition to neighbouring areas.”**

## Comparison of Mizrahi Proposed Height (150m~45 storeys) vs. Vaughan locations

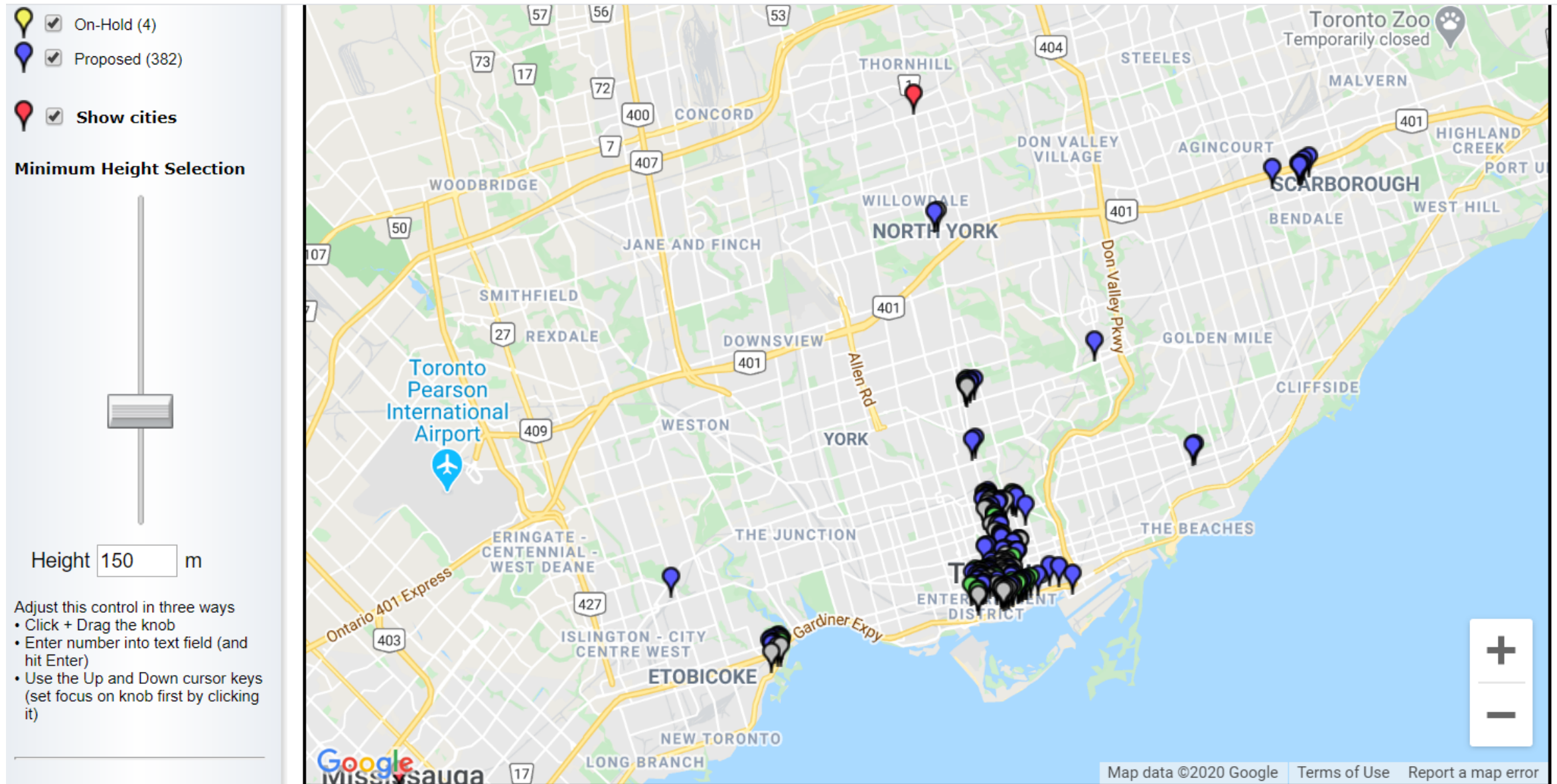


• [Map URL](https://skyscraperpage.com/cities/maps/?cityID=2797&lat=43.8024056210&lng=-79.474) <https://skyscraperpage.com/cities/maps/?cityID=2797&lat=43.8024056210&lng=-79.474>

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## Mizrahi proposal (150m~45 storeys) compared to City of Toronto



- Map URL <https://skyscraperpage.com/cities/maps/?cityID=12&lat=43.7341840907&lng=-79.41488>:

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# 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
- Mizrahi 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 Mizrahi 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