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Date: January 18, 2021

**COMMUNICATION – C20**

**ITEM 5**

**Committee of the Whole (Public Meeting)  
January 19, 2021**

By E-mail Only to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Chair & Members of the Committee of the Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Attn: Todd Coles, City Clerk

**Re: Committee of the Whole Meeting of January 19, 2021  
Item 3.5  
7080 Yonge Street (File Nos. OP.20.011 & Z.20.026)**

Dear Chair and Members of the Committee of the Whole,

This letter is in regards to the Official Plan and Zoning By-law amendment applications submitted to the City of Vaughan for the property at 7080 Yonge Street. The applications propose to amend the Official Plan land use designation to *Mixed Commercial/Residential Area*, amend the in-effect policies of the Thornhill Community Plan (OPA 210) and to amend the City of Vaughan Official Plan 2010, Volume 2, Yonge Steeles Corridor Secondary Plan (the "YSCSP"). The application also proposes to change the zoning to RA3 – Apartment Residential with site-specific standards. The purpose of these amendments is to permit a mixed-use development of two buildings with heights of forty and twenty storeys and 450 underground parking spaces. Overall the proposed development would have a gross floor area ("GFA") of 49,372 square metres or a floor space index ("FSI") of 9.84. An extension to Royal Palm Drive is also proposed as contemplated in the YSCSP.

On September 7, 2010, Vaughan City Council adopted the YSCSP. The Secondary Plan was subsequently forwarded to York Region in accordance with the provisions of the *Planning Act* for approval. The matter is now under consideration by the Local Planning Appeal Tribunal (the "LPAT"). The City of Toronto was a participant to Phase 1 of the LPAT hearing and is a party to Phase 2 of the hearing in order to support the YSCSP in its current form.

The City of Vaughan Council adopted YSCSP identifies the property on Schedule 2 (South) as *High-Rise Mixed Use*. The policies for the lands permit a maximum FSI of 6.0 and a maximum height of thirty storeys.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff have provided comments (see Attachment). On a preliminary basis, several concerns were raised including the proposed density and height which are significantly greater than those in the

YSCSP.

City of Toronto Planning staff have reviewed the report from the Deputy City Manager, Infrastructure Development to the January 19, 2021 meeting of the Committee of the Whole. City of Toronto Planning staff support the concerns raised by City of Vaughan Development Planning staff about the proposal, namely those issues identified in the report as "matters to be reviewed in greater detail". In particular, there is concern with regards to the proposed density and height which are considerably in excess of those permitted in the Council adopted YSCSP. We recommend that the proposed development be modified to achieve the policies and objectives of the Council adopted YSCSP.

We would appreciate receiving a copy of any Committee of the Whole or City Council decision regarding this matter.

Yours truly,



Al Rezoski  
Acting Director  
Community Planning, North York District

Cc: Todd Coles, City Clerk ([Todd.Coles@vaughan.ca](mailto:Todd.Coles@vaughan.ca))  
Development Planning, City of Vaughan ([developmentplanning@vaughan.ca](mailto:developmentplanning@vaughan.ca))  
Nick Spensieri, City of Vaughan, Acting Deputy City Manager, Planning and Growth Management ([Nick.Spensieri@vaughan.ca](mailto:Nick.Spensieri@vaughan.ca))  
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Mary Caputo, Senior Planner, Development Planning ([Mary.Caputo@vaughan.ca](mailto:Mary.Caputo@vaughan.ca))  
Ray Kallio, Solicitor, City of Toronto ([Ray.Kallio@toronto.ca](mailto:Ray.Kallio@toronto.ca))

Attachment: City of Toronto Comments on the Original Application

## City of Toronto Comments on the Original Application



Thu 01/14/2021 10:08 AM

Guy Matthew

7080 Yonge Street

To  Birch, Carol;  Caputo, Mary

Good morning,

Thank you for circulating this application to the City of Toronto for comments. While the subject site does not abut Steeles Avenue West, Toronto's right-of-way which is the boundary between the two municipalities, the City does have an interest as it is located within the Yonge Steeles Corridor Secondary Plan (the "YSCSP"). Toronto is a Party to the appeals of the Secondary Plan at the Local Planning Appeal Tribunal.

The application proposes 2 buildings of 40 and 20 storeys with a Floor Space Index ("FSI") of 9.84. For this site, the YSCSP permits a maximum height of 30 storeys and a FSI of 6.0. In order maintain the integrity of the YSCSP and an appropriate hierarchy of heights and densities in the Plan, the City of Toronto recommends that the height and density be reduced to be in keeping with the policies of the YSCSP.

Further comments from Engineering and Construction Services will be provided under separate communication.

Regards,  
Guy

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Senior Planner  
City Planning  
[City of Toronto](#)

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