

Date: February 25, 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 March 2, 2021**  
**Item 3.5**  
**72 Steeles Avenue West & 7040 - 7054 Yonge Street (File Nos. OP.20.014,**  
**Z.20.038 & 19T-20V007)**

**COMMUNICATION – C17**  
**ITEM 5**  
**Committee of the Whole (Public Meeting)**  
**March 2, 2021**

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 72 Steeles Avenue West and 7040 - 7054 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 four buildings with heights of 56, 38, 44 and 60 storeys and 2620 residential units with retail on the ground floor. Overall the proposed development would have a floor space index ("FSI") of 12.82.

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 contains several different designations for portions of the site. For the lands known as 72 Steeles Avenue West and 7040 Yonge Street the front portion is designated *High-Rise Mixed use* with a *Mandatory Retail Frontage* overlay on the front portion of the site and the rear portion is designated *Park*. The site known as 7054 Yonge Street is designated as *Park*. The *High-Rise Mixed-Use* designation permits residential, retail, community and office uses, with a maximum building height of 30 storeys and a FSI of 6.0 times the area of

the lot. The Office Priority Area overlay requires that any development in excess of a FSI of 4.5, to a maximum FSI of 6.0, shall be used exclusively for non-residential uses and a minimum of 50 percent of the gross floor area devoted to non-residential uses shall be located in a high-rise or mid-rise building, devoted exclusively to office uses.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff, amongst other divisions, have provided comments (see Attachment 1). 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 March 2, 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,



Giulio Cescato, MCIP, RPP  
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))  
Nancy Tuckett, Senior Manager, Development Planning ([Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca))  
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

## Attachment 1: City of Toronto Comments on the Original Application



Thu 02/25/2021 11:35 AM

Guy Matthew

72 Steeles W & 7040-7054

To ☐ 'Caputo, Mary'

Good morning,

Thank you for circulating this application to the City of Toronto for comments. The subject site is located within the Yonge Steeles Corridor Secondary Plan (the "YSCSP") and abuts Steeles Avenue West which is owned by the City of Toronto. Toronto is a Party to the appeals of the Secondary Plan at the Local Planning Appeal Tribunal.

The applications propose four buildings with heights of 56, 38, 44 and 60 storeys and 2620 residential units with retail on the ground floor. Overall the proposed development would have a floor space index ("FSI") of 12.82. 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 and the mix of land uses be reconsidered in light of the YSCSP's requirements for the site.

Further comments from other City divisions have been provided under separate communication.

Regards,  
Guy

Guy Matthew MCIP, RPP  
Senior Planner  
City Planning  
[City of Toronto](#)

T: (416) 395-7102

