

Committee of the Whole (Public Hearing) Report

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

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 m² 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 m² 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:

<u>Blocks</u>	<u>Land Use</u>	<u>ha</u>
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 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:

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

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
			<ul style="list-style-type: none"> - Eating Establishment - Eating Establishment, Convenience & Take-out - Hotel - Laboratory - L.C.B.O Outlet - Motel - Motor Vehicle Sales Establishment - Multi-Unit Building - Office Building - Personal Service Shop - Pet Grooming Establishment, to be contained within a wholly enclosed building - Pharmacy - Photography Studio - Place of Amusement - Place of Entertainment - Retail Nursery - Retail Store - Service or Repair Shop - Studio - Supermarket - Technical or Commercial School - Veterinary Clinic - Video Store
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>

	Zoning By-law 1-88 Standards	RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
		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 ² x 13,921 m ² = 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 ² x 13,921 m ² = 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 ² /unit	Tower 1 - 4.21 m ² /unit Tower 2 - 15.3 m ² /unit

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies, and York Region Official Plan	<ul style="list-style-type: none"> 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')

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	City of Vaughan Official Plans	<ul style="list-style-type: none"> 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 The Applications will be reviewed in consideration of the Council and York Region adopted YSCSP policies, including but not limited to, the following:

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ 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
g.	Sustainable Development	

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan Sustainability Metrics Program the Development must achieve a Bronze Threshold Overall Application Score ▪ 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
h.	Comprehensive Development	<ul style="list-style-type: none"> ▪ 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 ▪ 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
i.	Proposed Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ 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
j.	Yonge Subway Extension Metrolinx/Toronto Transit Commission	<ul style="list-style-type: none"> ▪ 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>includes a subway station located at Yonge Street and Steeles Avenue West</p> <ul style="list-style-type: none"> ▪ 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
k.	Proposed Roads and Road Widenings	<ul style="list-style-type: none"> ▪ 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 ▪ 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 ▪ The proposed roads and interim cul-de-sac will be reviewed by the Development Engineering Department and consideration of the policies of the YSCSP ▪ 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
l.	Parks and Publicly Accessible Open Space	<ul style="list-style-type: none"> ▪ 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

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> The requirement and details of the Publicly Accessible Open Space shall be reviewed by the Parks Planning Department
m.	Site Development and Draft Plan of Condominium Application(s)	<ul style="list-style-type: none"> 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 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
n.	Parkland Dedication	<ul style="list-style-type: none"> 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
o.	Bonusing (Section 37 of the <i>Planning Act</i>)	<ul style="list-style-type: none"> 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

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

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