



Project No. 1986

July 10, 2020

Todd Coles, City Clerk
Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Submitted electronically to clerks@vaughan.ca

Dear Mr. Coles

Re: 100 Steeles Avenue West, Public Hearing Presentation, Official Plan Amendment OP.20.001, Zoning By-law Amendment Z.20.004, and 19T-20V001

We are the planning consultants for The Salz Corporation, the owners of lands located at 100 Steeles Avenue West (the "Subject Lands") within the Yonge Steeles Corridor Secondary Plan.

The proposal presents an opportunity to redevelop an under-utilized property and create a mixed-use high-density development in walking distance to the planned Yonge-Steeles subway station.

Proposal

The proposal includes 4 development blocks and a future street network with a north-south public street connecting Steeles Avenue West to the future Royal Palm Road extension. The first block is a commercial block, the second block is a mixed use block featuring two towers of 54 and 49 storeys joined by a shared midrise podium, and the third and fourth blocks are both residential blocks with 18 storey buildings located in the northern half of the subject site. Grade related residential units and new retail and commercial space will provide for an animated and vibrant streetscape. The proposal requires rezoning and subdivision approval and an Official Plan Amendment.

In summary, the proposal provides for the following:

- New north-south public road – Yorkville North Street – connection to Royal Palm Drive Extension
- Linear green space along northern end of site

- Four Blocks with the taller buildings (49 and 54 storeys) located closer to Steeles and the lower buildings at the north towards the new Royal Palm extension (18 storeys).
- Also a 4-storey commercial building as well as retail at grade along corner of Steeles and the new north-south street.
- There are currently 1,765 dwelling units proposed
- 137,941 sqm. Total Gross Floor Area
 - 13,921 sqm. Non-residential GFA
 - 123,923 sqm. Residential GFA
- Net Density (FSI) of 8.4 times the area of the lot (Gross 6.68 FSI)

Yonge Steeles Corridor Secondary Plan

The subject site is located within the Yonge Steeles Corridor Secondary Plan area which is currently under appeal with the Local Planning Appeal Tribunal.

Mediation is ongoing as part of the appeal process with several landowners, municipalities, and agencies involved.

At this time, the Yonge Steeles Corridor Secondary Plan is not in-effect and we look forward to continuing to work with City staff and other stakeholders to process this proposal in conjunction with the ongoing medication and appeal process for the Yonge Steeles Corridor Secondary Plan.

Conclusion

The applicant met with the representatives of the Spring Farm Ratepayers Association in December 2019 and look forward to listening to the comments at the public meeting in order to consider all comments in the ongoing planning process.

If you have any questions or would like to discuss any of this further, please do not hesitate to contact the undersigned or Daniel Rende of our office at 416-947-9744.

Yours truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

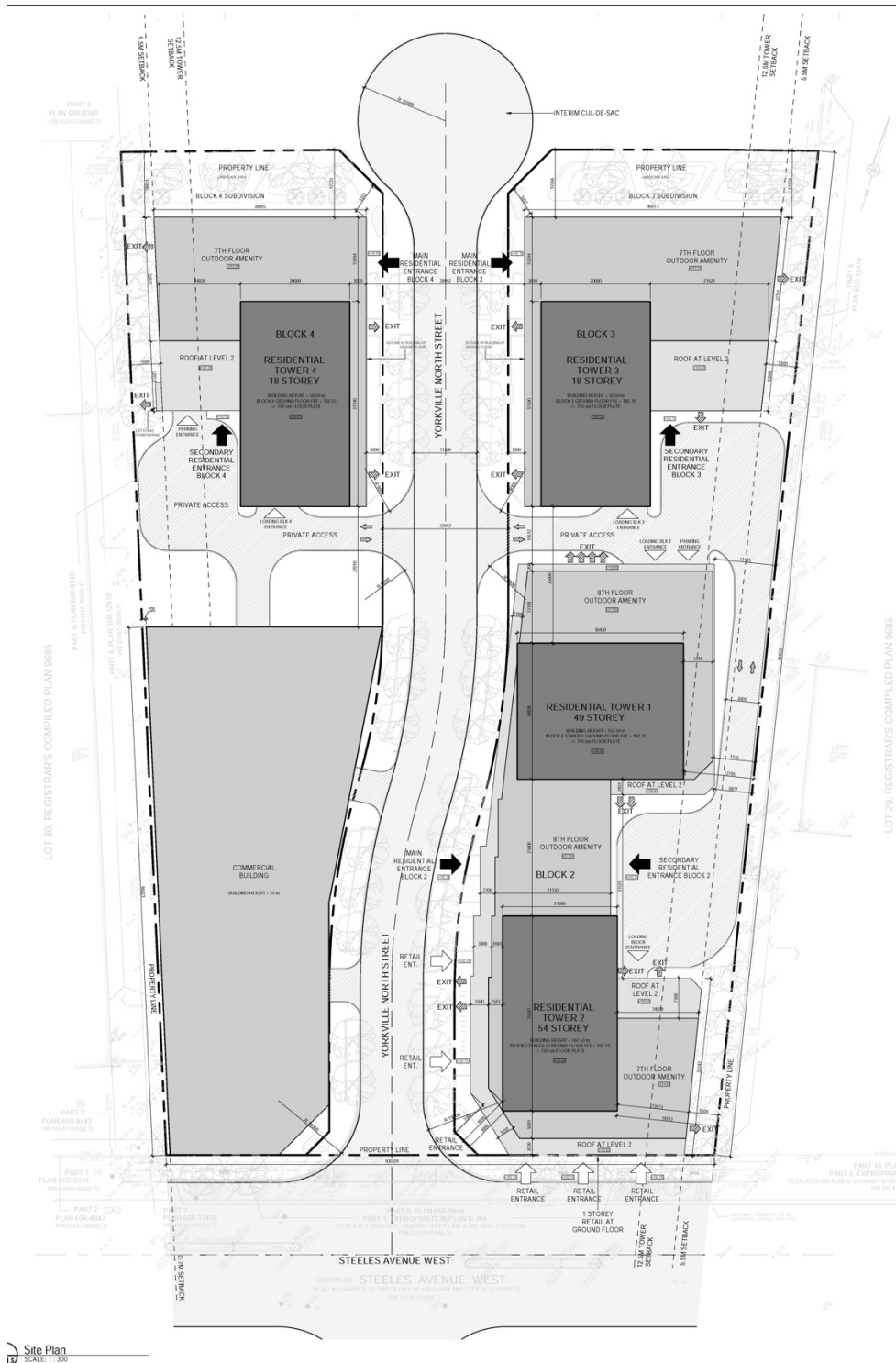
cc: *Mary Caputo, Senior Planner, City of Vaughan*



Rendering of Proposal – view looking northeast

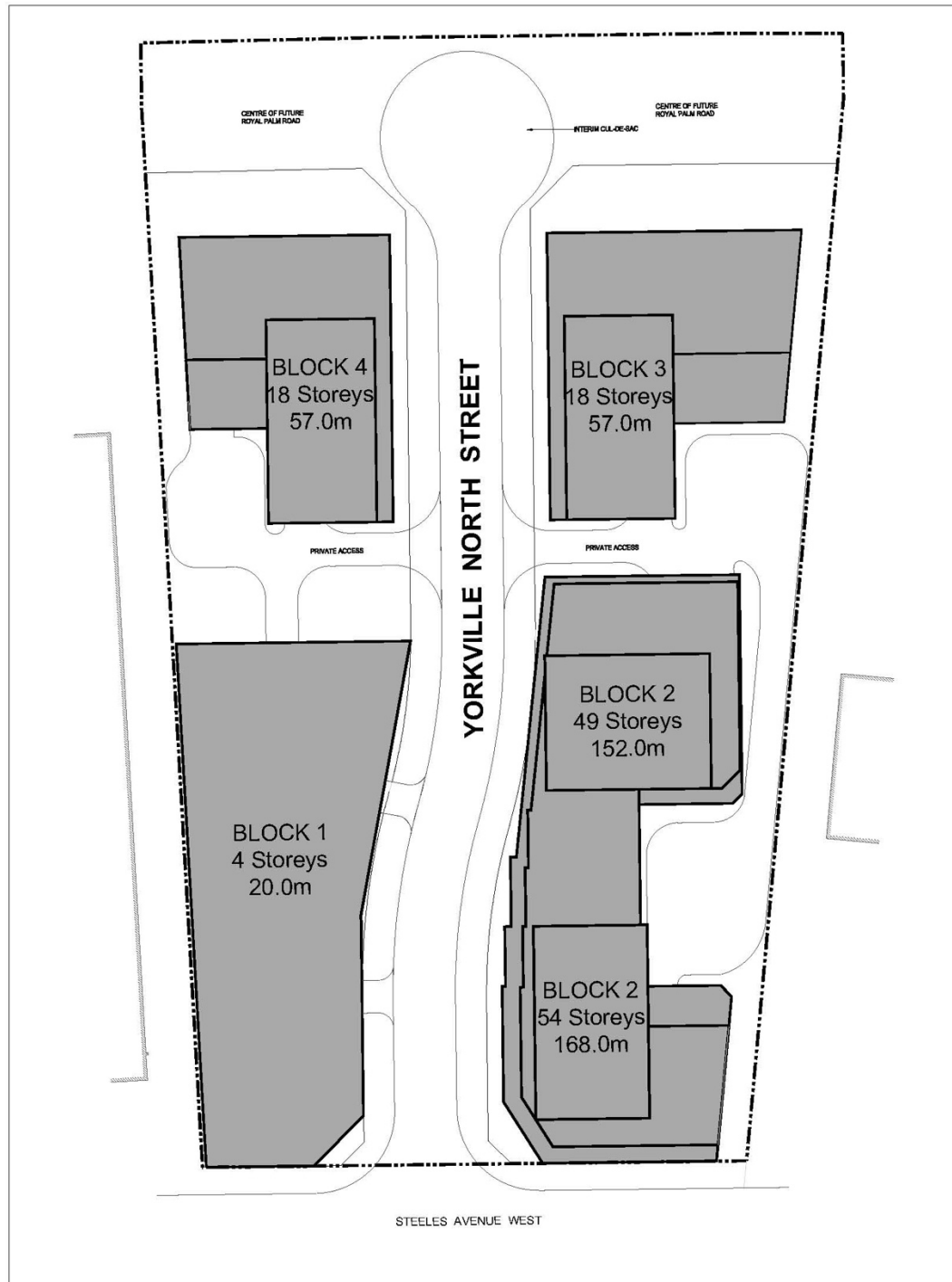


Rendering of proposal – view looking southeast



Site Plan
SCALE: 1:300

Site Plan



Simplified Site Plan from draft zoning by-law