



100 and 180 Steeles Avenue West in the City of Vaughan – Official Plan and Zoning By-law Amendment Applications – Request for Direction Report

Date: September 3, 2020

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report responds to two separate applications filed in the City of Vaughan to amend the City of Vaughan Official Plan and the City of Vaughan Zoning By-law which have been circulated to the City of Toronto in accordance with the requirements of the *Planning Act* given their proximity to the City of Toronto. The report identifies the concerns of City Planning staff and makes recommendations on future steps to protect the City's interests concerning the applications. The applications are on the north side of Steeles Avenue West, west of Yonge Street, abutting the City of Toronto. The two applications propose a total of eleven mixed-use buildings with a total of 3845 residential units. The towers range in height from fifty-four to sixteen storeys.

The Deputy Manager, Planning and Growth Management for the City of Vaughan has written a report to the City of Vaughan's Committee of the Whole regarding each application outlining some preliminary concerns with the applications including the proposed heights and densities.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council endorse the July 8, 2020 letters from the Director, Community Planning, North York District (Attachments 3 and 4) to the City of Vaughan's Committee of the Whole which identify the concerns with the applications at 100 Steeles Avenue West and 180 Steeles Avenue West, including height and density.
2. In the event that the City of Vaughan approves either application at 100 Steeles Avenue West or 180 Steeles Avenue West that is not substantially in conformity with the Council of Vaughan adopted Yonge Steeles Corridor Secondary Plan, the Chief Planner and Executive Director, City Planning report back to the Planning and Housing Committee on next steps.

3. Should either of the applications at 100 Steeles Avenue West or 180 Steeles Avenue West be appealed to the Local Planning Appeal Tribunal, City Council direct the City Solicitor and appropriate City Staff to attend and seek party status to support the City's interests.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 7, 2010 the City of Vaughan adopted the Yonge Steeles Corridor Secondary Plan. The Secondary Plan was subsequently forwarded to York Region in accordance with the provisions of the *Planning Act* for approval. A number of appeals were filed due to the Council of the Regional Municipality of York not making a decision within the time frame prescribed by the *Planning Act*.

At its meeting of January 21, 2016, York Region Council directed its staff to attend any LPAT hearing in support of approval of the Secondary Plan, subject to some modifications. The decision can be found at <http://www.york.ca/wps/wcm/connect/yorkpublic/88b80c68-a690-493a-9421-c76895c93a53/jan+14+vaughan+ex.pdf?MOD=AJPERES>.

At its December 5, 6, 7 and 8, 2017 meeting, Toronto City Council considered a motion regarding City representation at the LPAT hearing regarding the City of Vaughan's Yonge Steeles Corridor Secondary Plan. Council directed the City Solicitor, and appropriate staff, to seek party status for the purpose of participating in any mediation held as part of the hearing "in order to support the City's interests and in support of the densities in the Yonge Steeles Corridor Secondary Plan".

Further, the City Solicitor was directed to report back to City Council should modifications be made to the Secondary Plan due to mediation or further discussions between the parties.

City Council's decision can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY26.57>

Further to Council's decision at its meeting of December 5, 6, 7 and 8, 2017, City Legal filed a motion for party status with the LPAT requesting party status regarding the hearing for the Secondary Plan. That motion was heard by the Tribunal on March 9, 2018 and on March 21, 2018 the Tribunal issued a decision and Order which can be found at <http://www.omb.gov.on.ca/e-decisions/pl111184-Mar-21-2018.pdf>.

That decision provided participant status to the City of Toronto for Phase 1 of the hearing and party status for all subsequent phases. It also allowed the City of Vaughan and York Region to discuss with City of Toronto staff any without prejudice discussions they have with the appellants, including discussions as part of any formal mediation.

City of Toronto Planning staff provided an update to City Council at its meeting of May 22, 2018 on the outcome of the motion for party status and seeking further direction. Council affirmed participant status for Phase 1 of the hearing and party status for all subsequent phases. Council's decision and the report can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.3>.

City staff reported to the February 12, 2019 meeting of the Planning and Housing Committee on a development application at 7028 Yonge Street and 2 Steeles Avenue West which is within the Yonge Steeles Corridor Secondary Plan Area. Staff made similar recommendations to those contained in this report and on February 26, 2019 adopted them without amendment. City Council's direction and a copy of the staff report can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH2.3>.

ISSUE BACKGROUND

Proposal

100 STEELES AVENUE WEST

The applicant has filed an application (file nos. OP.20.001 and Z.20.004) with the City of Vaughan which proposes to amend the City of Vaughan's Official Plan and Zoning By-law to permit a mixed-use development. The applications propose to amend the Official Plan land use designation to *Mixed Commercial & Residential* and change the zoning to RA3 Residential Apartment Zone with site specific exceptions.

The purpose of these amendments is to permit a mixed-use development on four blocks with a north-south public road. The south-westerly block would be a four-storey automotive dealership while the remaining blocks would be predominantly residential. The four residential towers would range in height from fifty-four storeys at the southeast corner of the site down to eighteen storeys at the north end of the site. Overall, the proposal has a Floor Space Index ("FSI") of 6.67 and 1765 residential units.

An application for Draft Plan of Subdivision to divide the lands into four development blocks and to create a twenty-three metre wide public right-of-way has been submitted (file no.19T-20V001).

The proposed site plan can be found in Attachment 5 and the proposed elevations can be found at Attachment 6.

A copy of the City of Vaughan staff report, which outlines the proposed development and identifies a number of matters which need to be further reviewed, can be found at <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=40537>

180 STEELES AVENUE WEST

A separate application has been filed for a development at 180 Steeles Avenue West which proposes to amend the City of Vaughan's Official Plan and Zoning By-law to permit a mixed-use development. The applications propose to amend the Official Plan designation to *Mixed Commercial & Residential* and change the zoning to RA3 Residential Apartment Zone with site specific exceptions.

The purpose of these amendments is to permit a mixed-use development of six residential towers in four blocks separated by private roads. The two buildings along Steeles Avenue West would contain a total of 3620 square metres of retail space while the remaining buildings would be entirely residential. The towers would range in height from forty-five and thirty-nine storeys along Steeles Avenue West to sixteen storeys at the north end of the site. Overall, the proposal has a FSI of 7.17 and 2080 residential units.

The proposed site plan can be found in Attachment 7 and the proposed elevations can be found at Attachment 8.

A copy of the City of Vaughan staff report, which outlines the proposed development and identifies a number of matters which need to be further reviewed, can be found at <https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=40407>

Site and Surrounding Area

The sites are located on the north side of Steeles Avenue West, west of Yonge Street in the City of Vaughan. Steeles Avenue is the boundary between the cities of Toronto and Vaughan, however the entire right-of-way, including the northern boulevard, is owned and maintained by the City of Toronto.

Yonge Steeles Corridor Secondary Plan

The intersection of Yonge Street and Steeles Avenue has been identified as a Gateway Hub by Metrolinx's The Big Move and Yonge Street has been identified as a Regional Corridor between Steeles Avenue and Highway 407 in York Region's Official Plan. These areas are intended to accommodate future intensification, in part due to an expected extension of the TTC's Line 1 into York Region. In response to this, the City of Vaughan commenced a study and on September 7, 2010 adopted the Yonge Steeles Corridor Secondary Plan which includes both of the subject lands. The subject sites are located in the South Area of the Secondary Plan which runs north along Yonge Street from Steeles Avenue West to Thornhill Public School and west along Steeles Avenue West from Yonge Street to Cactus Avenue/Palm Gate Boulevard (see Attachment 2).

Subsequent to Council adoption, the Secondary Plan was forwarded to York Region Council in accordance with the provisions of the *Planning Act*. As York Region did not make a decision on the Secondary Plan within the timeframes prescribed by the *Planning Act* a number of appeals were filed, including by the owners of the subject lands.

As part of York Region's review of the Secondary Plan a number of modifications were made subsequent to the appeals being filed which were also endorsed by the City Council for Vaughan. These modifications, which were forwarded to the LPAT, include a phasing of residential development by introducing pre and post subway population caps

for the Secondary Plan area. These caps were determined through a Regional Transportation Study led by York Region to which the cities of Toronto, Vaughan and Markham provided input. York Region's decision and the modified Secondary Plan can be found at <https://www.york.ca/wps/wcm/connect/yorkpublic/88b80c68-a690-493a-9421-c76895c93a53/jan+14+vaughan+ex.pdf?MOD=AJPERES>

The status of the appeal process can be found here:
<http://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL111184>

Yonge Street North Planning Study

In June 2011, North York Community Council received for information a report summarizing and initiating the "Yonge Street North Planning Study" in the context of increasing development pressures and the appropriateness of current and potential future amendments to Official Plan policies and designations. The study area is the Yonge Street corridor from Cummer/Drewry Avenues north to Steeles Avenue. The subject lands are immediately north of the study area for the Yonge Street North Planning Study.

In November 2013, City Council received for information the consultant's final report on the study and directed City Planning staff to undertake further work. The work included consulting with the community on an implementation plan for the study area including parkland acquisition, transportation improvements, density and streetscape improvements. Staff was also directed to provide historical data on congestion and traffic volumes and to present alternate built forms consisting of low- and mid-rise buildings.

Council's direction can be found at
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY27.28>

On May 28, 2014, City Planning held a community consultation meeting to consult with residents on a draft implementation plan for the Yonge Street North Planning Study. Staff reviewed Council's direction and began work on addressing some of the items.

A further community consultation meeting was held May 22, 2019 to re-launch the study and to receive feedback from the community. Following a presentation from staff table discussions were held which focused on six topics:

- Massing
- Parks & Open Spaces
- Community Services & Facilities
- Transportation
- Streetscape
- Secondary Plan Boundaries.

On June 20, 2019 staff presented the study to the City's Design Review Panel. Staff had originally presented to the Panel on June 19, 2012 and had not presented since. The purpose of the presentation was to inform the Panel of the status of the study and to receive feedback on three questions posed to the Panel.

Staff's presentation to the Panel may be found at https://www.toronto.ca/wp-content/uploads/2019/07/97e9-CityPlanning_YongeStreetNorth_DRP-Presentation-June-20-20192.pdf.

Minutes of the Design Review Plan meeting may be found at <https://www.toronto.ca/wp-content/uploads/2019/10/97e1-UrbanDesign-DesignReviewPanel-MtgMinutes-20June2019.pdf>.

COMMENTS

Yonge Steeles Corridor Secondary Plan

Since staff last reported on a development application within the Yonge Steeles Corridor Secondary Plan several pre-hearings have been held by the LPAT. However, these have focussed on procedural matters and on lands within the North area of the Secondary Plan and not on lands abutting the City of Toronto.

Several mediation sessions have been held with regards to the lands along Steeles Avenue West and the City of Toronto has attended including Planning staff and City Legal. Discussions are ongoing and further mediation sessions are expected to be held to deal with the outstanding issues.

100 and 180 Steeles Avenue West

The sites are located on the north side of Steeles Avenue West, abutting the City of Toronto's Steeles Avenue right-of-way and immediately north of the boundary of the Yonge Street North Planning Study area.

The Yonge Street North Planning Study's draft implementation plan, which was developed for public comment and review, provided a draft Secondary Plan for the study area. The draft policies identified the south side of Steeles Avenue adjacent to Yonge Street as appropriate for a maximum height of 125 metres and a maximum FSI of 3.75. The policies would have allowed an applicant to provide facilities in exchange for additional density to a maximum FSI of 4.99, an increase of thirty three percent. The consultant's final report and the draft Secondary Plan have not yet been adopted by Toronto City Council and have no status. The lands to the south of the subject lands within the City of Toronto currently contain a shopping centre (Centerpoint Mall). The lands are currently designated *Mixed Use Areas* in the Toronto Official Plan.

The subject lands are located in the City of Vaughan's City Council adopted, but under appeal, Yonge Steeles Corridor Secondary Plan. The Secondary Plan identifies the lands at both 100 and 180 Steeles Avenue West, on Schedule 2 (South) as *High-Rise Mixed Use* along Steeles Avenue and *Mid-Rise Residential* on the north portion of the site (see Attachment 2). The maximum height permitted on the lands designated *High-Rise Mixed Use* is twenty-two storeys with a maximum FSI of 3.5. On the lands designated *Mid-Rise Residential* the maximum height is five storeys and a maximum FSI of 1.5. Other policies in the Yonge Steeles Corridor Secondary Plan deal with matters such as setbacks, uses, affordable housing and a public street network.

On a preliminary basis, several high level concerns have been identified by Planning Staff with both applications, including the proposed height and density which are

significantly greater than those in the City of Vaughan Council adopted Secondary Plan. The City of Vaughan Development Planning staff wrote reports to the City of Vaughan's Committee of the Whole which identify a number of similar concerns including the proposed height and density. City of Toronto Planning staff support the concerns raised in the City of Vaughan report. The proposals, and their proposed FSLs and heights, are not consistent with the City of Vaughan Council adopted Yonge Steeles Corridor Secondary Plan, may set an inappropriate contextual precedent for the south side of Steeles Avenue West as well as potential impacts on downstream service of the TTC's Line 1.

As part of the planned extension of the TTC's Line 1 into York Region, a subway station is planned for the Yonge Street and Steeles Avenue intersection. City staff are expecting to update City Council on the status of the province's priority transit projects in the fall of 2020.

At its meeting of July 13, 2020 the City of Vaughan's Committee of the Whole held a Public Hearing to receive input from the public and committee members regarding the applications. In order to share staff concerns regarding the application to the Committee of the Whole and to preserve the City's appeal rights to the LPAT, staff submitted letters from the Acting Director, Community Planning, North York District (Attachments 3 and 4).

Conclusion

Planning staff have reviewed the City of Vaughan applications and have identified some concerns through the formal commenting process and by way of letters to the City of Vaughan's Committee of the Whole; the concerns relate to the proposed height and density of the proposal as they significantly exceed the planned context and may exceed infrastructure capacity as densities of that magnitude have not been planned for. To demonstrate Toronto City Council's concerns with the application, it is recommended that City Council endorse the City Planning staff letters at Attachments 2 and 3. Further, in order to ensure that the City's interests are considered, it is appropriate for staff to attend any LPAT hearing in the event the application is appealed.

CONTACT

Guy Matthew, Senior Planner, 416-395-7102, Guy.Matthew@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 2: Yonge Steeles Corridor Secondary Plan Schedule 2 (South)

Attachment 3: City Planning Letter to the Committee of the Whole 100 Steeles Avenue West

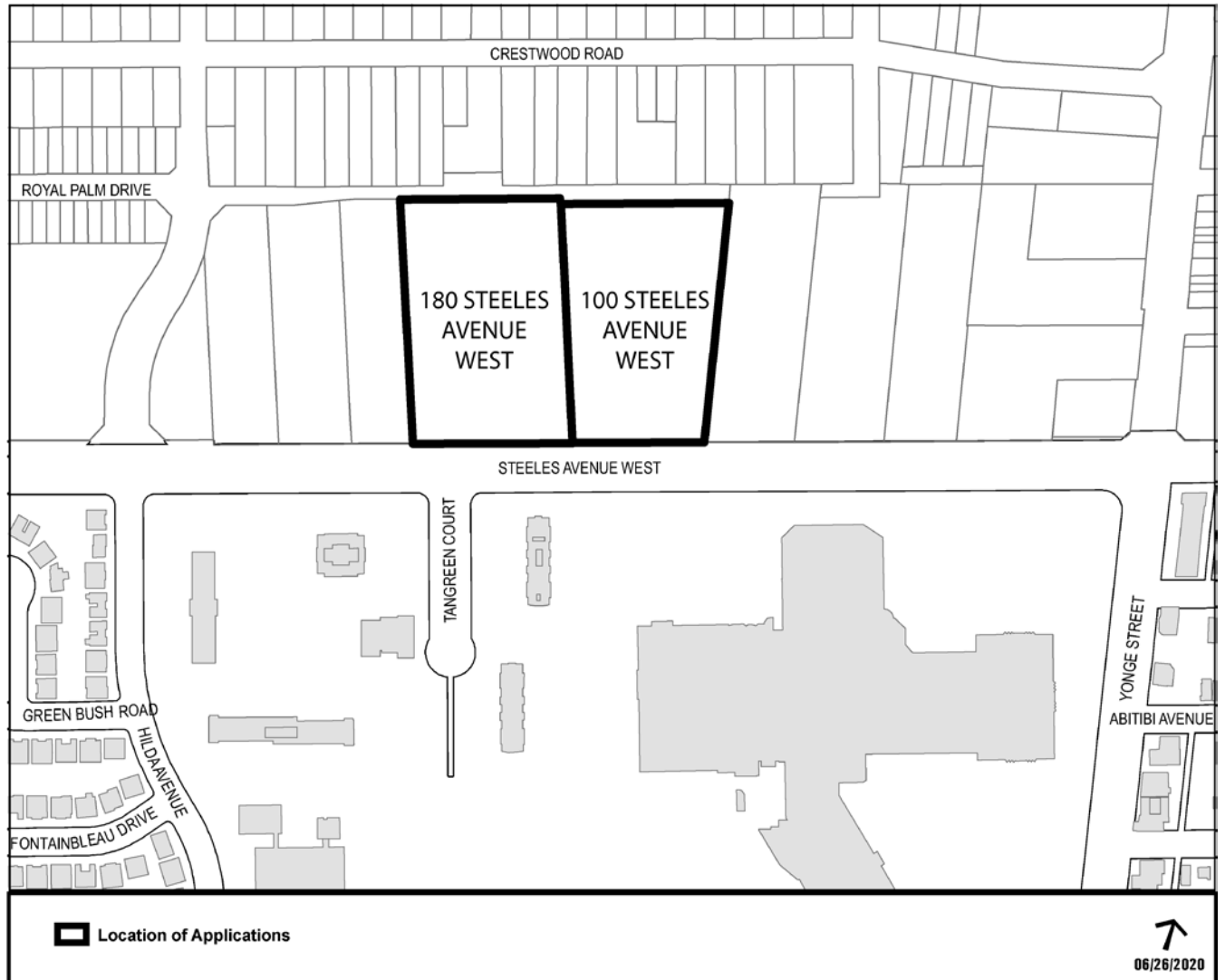
Attachment 4: City Planning Letter to the Committee of the Whole 180 Steeles Avenue West

Applicant Submitted Drawings

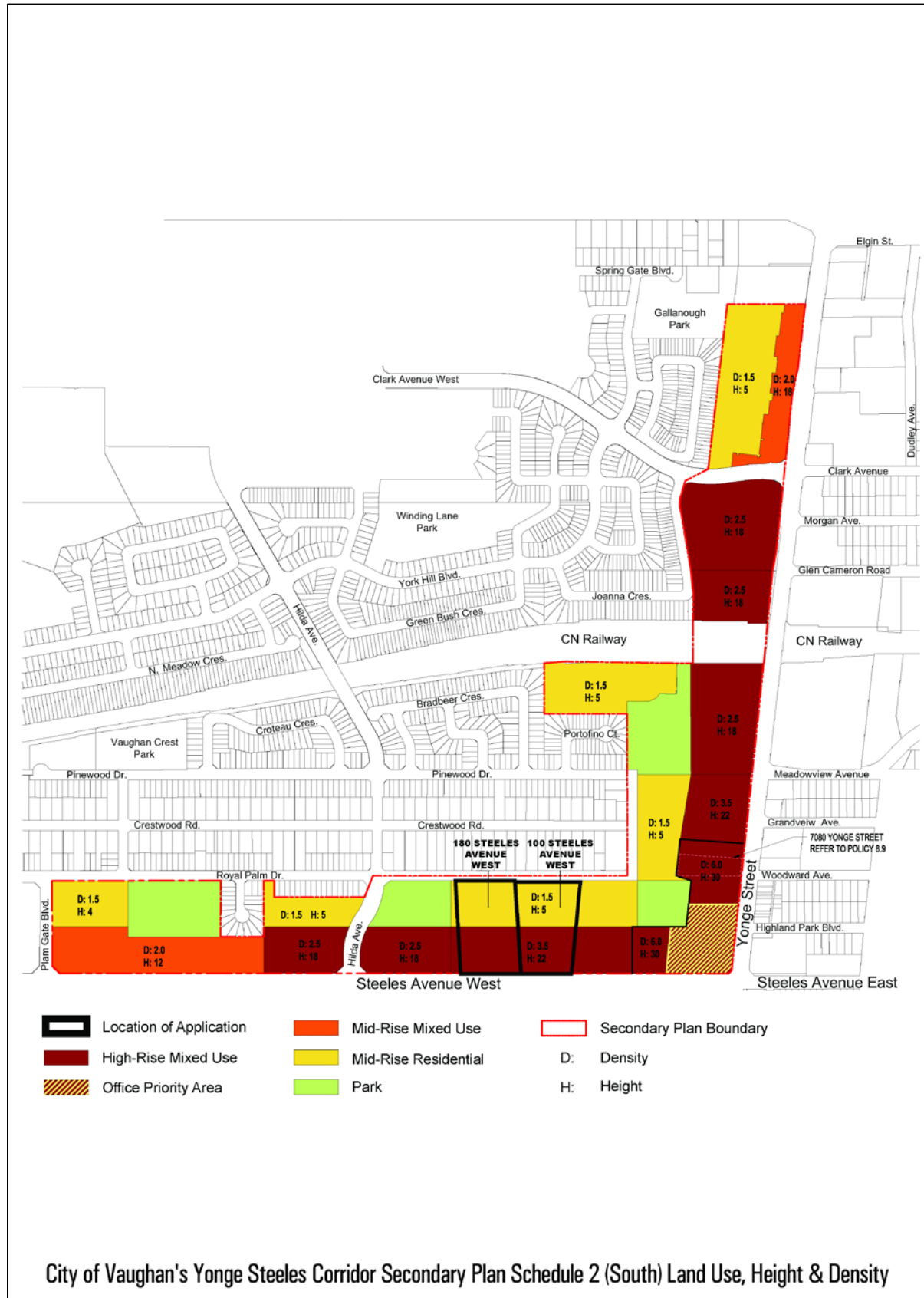
Attachment 5: 100 Steeles Avenue West Site Plan

Attachment 6: 180 Steeles Avenue West Site Plan

Attachment 1: Location Map



Attachment 2: Yonge Steeles Corridor Secondary Plan Schedule 2 (South)



Attachment 3: City Planning Letter to the Committee of the Whole 100 Steeles Avenue West



Gregg Lintern, Chief Planner & Executive Director
City Planning Division

North York District
North York Civic Centre
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John Andreevskii
Acting Director, North York District

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July 8, 2020

By E-mail Only to developmentplanning@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 July 13, 2020
Item 3.4
100 Steeles Avenue West (File Nos. OP.20.001, Z.20.004 & 19T-20V001)

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 known as 100 Steeles Avenue West. 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 change the zoning to RA3 Residential Apartment Zone with site specific exceptions. The purpose of these amendments is to permit one mixed-use residential tower, three residential towers and one commercial block. The towers range in height from 18 to 54 storeys and the overall development would have a Floor Space Index (FSI) of 8.4 times the area of the lot.

An application for Draft Plan of Subdivision was also submitted to divide the lands into four Blocks and to create a new north-south public street.

On September 7, 2010, Vaughan City Council adopted the Yonge-Steeles Corridor Secondary Plan. 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 (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 Secondary Plan in its current form.

The City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan, identifies the property on Schedule 2 (South) as *High-Rise Mixed Use* and *Mid-Rise Residential*. The policies for the lands designated *High-Rise Mixed Use* permit a maximum FSI of 3.5 and a maximum height of twenty-two storeys. For the portion of the lands designated *Mid-Rise Residential* a

maximum FSI of 1.5 and a maximum height of five storeys is permitted. However, for the lands designated *High-Rise Mixed Use* the maximum residential FSI is 3.0 as any floor area above this is required to be non-residential.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff have provided comments (see Attachment 1). On a preliminary basis, several concerns were raised including the proposed density and heights which are significantly greater than those in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan.

City of Toronto Planning staff have reviewed the report from the Acting Deputy City Manager, Planning and Growth Management to the July 13, 2020 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 heights which are considerably in excess of those permitted in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan. We recommend that the proposed development be modified to achieve the policies and objectives of the Council adopted Yonge-Steeles Corridor Secondary Plan.

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

Yours truly,



John Andreevski
Acting Director
Community Planning, North York District

Cc: Todd Coles, City Clerk (Todd.Coles@vaughan.ca)
City Clerk's Office (clerks@vaughan.ca)
Nick Spensieri, City of Vaughan Acting Deputy City Manager, Planning and Growth Management (Nick.Spensieri@vaughan.ca)
Nancy Tuckett, Senior Manager, Development Planning (Nancy.Tuckett@vaughan.ca)
Mary Caputo, Senior Planner, Development Planning (Mary.Caputo@vaughan.ca)
Ray Kallio, Solicitor, City of Toronto (Ray.Kallio@toronto.ca)

Attachment 1: City of Toronto Comments on the Original Application

Guy Matthew

From: Guy Matthew
Sent: March 20, 2020 10:34 AM
To: 'Caputo, Mary'
Cc: Giulio Cescato; Ray Kallio
Subject: Re: OP.20.001, Z.20.004 & 19T-20V001 - 1st Circulation for 100 Steeles Avenue West

Hi Mary,

Thank you for circulating the 100 Steeles Avenue West application to the City of Toronto. City Planning have reviewed the application materials and have the following high level comments:

- The application should be modified to reflect the City of Vaughan's adopted (but under appeal) Yonge-Steeles Corridor Secondary Plan. Of particular concern are the proposed heights and densities which seem to be well in excess of those permitted by the Secondary Plan. We would like the applicant to demonstrate whether there is sufficient infrastructure capacity to go beyond the caps in the Secondary Plan.
- The proposed public road should align with public roads identified in the City of Toronto's draft Yonge Street North Secondary Plan. We are concerned about the overall transportation impact of the proposal on the surrounding road and transportation capacity, which is already constrained.
- The proposed development contributes to deteriorating intersection operations in the surrounding area. The intersections studied in the TIS would experience increasing delays, some to critical levels (such as Yonge and Steeles). The development would also contribute to capacity constraints on subway and bus services.
- The proposal does not thoroughly consider strategies to reduce its transportation impact and encourage alternatives to auto trips. The TIS doesn't identify what transportation demand management measures are proposed to reduce auto trips, only a list of potential measures.
- Please clarify the breakdown of proposed parking supply in the TIS, Section 10.2. It is not clear what the breakdown of residential and non-residential visitor parking spaces is, since only a combined figure has been provided. Some of the parking rates seem inconsistent, such as that between Blocks 3 and 4.
- The proposed public road with an intersection at Steeles Avenue West should be designed to maximize safety and comfort, using the City of Toronto's curb radii guidelines to minimize crossing distances and curb radii as much as appropriate.

We have provided additional comments related to servicing and transportation in the Memorandum you received from Engineering and Construction Services.

Please let me know if you have any questions.

Regards,
Guy

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

T: (416) 395-7102

Attachment 4: City Planning Letter to the Committee of the Whole 180 Steeles Avenue West



Gregg Lintern, Chief Planner & Executive Director
City Planning Division

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John Andreevski
Acting Director, North York District

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July 8, 2020

By E-mail Only to developmentplanning@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 July 13, 2020
Item 3.5
180 Steeles Avenue West (File Nos. OP.20.002 & Z.20.005)

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 known as 180 Steeles Avenue West. 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 change the zoning to RA3 Residential Apartment Zone with site specific exceptions. The purpose of these amendments is to permit four mixed-use residential towers and two residential towers in four blocks separated by private roads. The towers range in height from sixteen to forty-five storeys and the overall development would have a Floor Space Index (FSI) of 6.46 times the area of the lot.

On September 7, 2010, Vaughan City Council adopted the Yonge-Steeles Corridor Secondary Plan. 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 (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 Secondary Plan in its current form.

The City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan, identifies the property on Schedule 2 (South) as *High-Rise Mixed Use* and *Mid-Rise Residential*. The policies for the lands designated *High-Rise Mixed Use* permit a maximum FSI of 3.5 and a maximum height of twenty-two storeys. For the portion of the lands designated *Mid-Rise Residential* a maximum FSI of 1.5 and a maximum height of five storeys is permitted. However, for the lands

designated *High-Rise Mixed Use* the maximum residential FSI is 3.0 as any floor area above this is required to be non-residential.

The development applications were circulated to the City of Toronto and City of Toronto Planning staff have provided comments (see Attachment 1). On a preliminary basis, several concerns were raised including the proposed density and heights which are significantly greater than those in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan.

City of Toronto Planning staff have reviewed the report from the Acting Deputy City Manager, Planning and Growth Management to the July 13, 2020 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 heights which are considerably in excess of those permitted in the City of Vaughan Council adopted Yonge-Steeles Corridor Secondary Plan. We recommend that the proposed development be modified to achieve the policies and objectives of the Council adopted Yonge-Steeles Corridor Secondary Plan.

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

Yours truly,



John Andreevski
Acting Director
Community Planning, North York District

Cc: Todd Coles, City Clerk (Todd.Coles@vaughan.ca)
City Clerk's Office (clerks@vaughan.ca)
Nick Spensieri, City of Vaughan Acting Deputy City Manager, Planning and Growth Management (Nick.Spensieri@vaughan.ca)
Nancy Tuckett, Senior Manager, Development Planning (Nancy.Tuckett@vaughan.ca)
Mary Caputo, Senior Planner, Development Planning (Mary.Caputo@vaughan.ca)
Ray Kallio, Solicitor, City of Toronto (Ray.Kallio@toronto.ca)

Attachment 1: City of Toronto Comments on the Original Application

Guy Matthew

From: Guy Matthew
Sent: March 20, 2020 11:11 AM
To: 'Caputo, Mary'
Cc: Giulio Cescato; Ray Kallio
Subject: Re: Request for Comments - OP.20.002 & Z.20.005 -1st Circulation for 180 Steeles Avenue West

Hi Mary,

Thank you for circulating the 180 Steeles Avenue West application to the City of Toronto. City Planning have reviewed the application materials and have the following high level comments:

- The application should be modified to reflect the City of Vaughan's adopted (but under appeal) Yonge-Steeles Corridor Secondary Plan. Of particular concern are the proposed heights and densities which seem to be well in excess of those permitted by the Secondary Plan. We would like the applicant to demonstrate whether there is sufficient infrastructure capacity to go beyond the caps in the Secondary Plan.
- We are concerned about the overall transportation impact of the proposal on the surrounding road and transportation capacity, which is already constrained.
- The proposed development contributes to deteriorating intersection operations in the surrounding area. The intersections studied in the TIS would experience increasing delays, some to critical levels (such as Yonge and Steeles). The development would also contribute to capacity constraints on subway and bus services.
- The proposal does not thoroughly consider strategies to reduce its transportation impact and encourage alternatives to auto trips. The TIS doesn't identify what transportation demand management measures are proposed to reduce auto trips, only a list of potential measures.
- Full build-out of this site should only be enabled through the provision of a public road network and/or a vehicular connection through the 100 Steeles W. site, to allow access from a signalised location on Steeles.
- The TIS should account for all proposed and anticipated development in the area as background development, including the proposed 100 Steeles Avenue West site.
- Proposed private or public roads with an intersection at Steeles should be designed to maximize safety and comfort, using Toronto's curb radii guidelines to minimize crossing distances and curb radii as much as appropriate.

Please let me know if you have any questions.

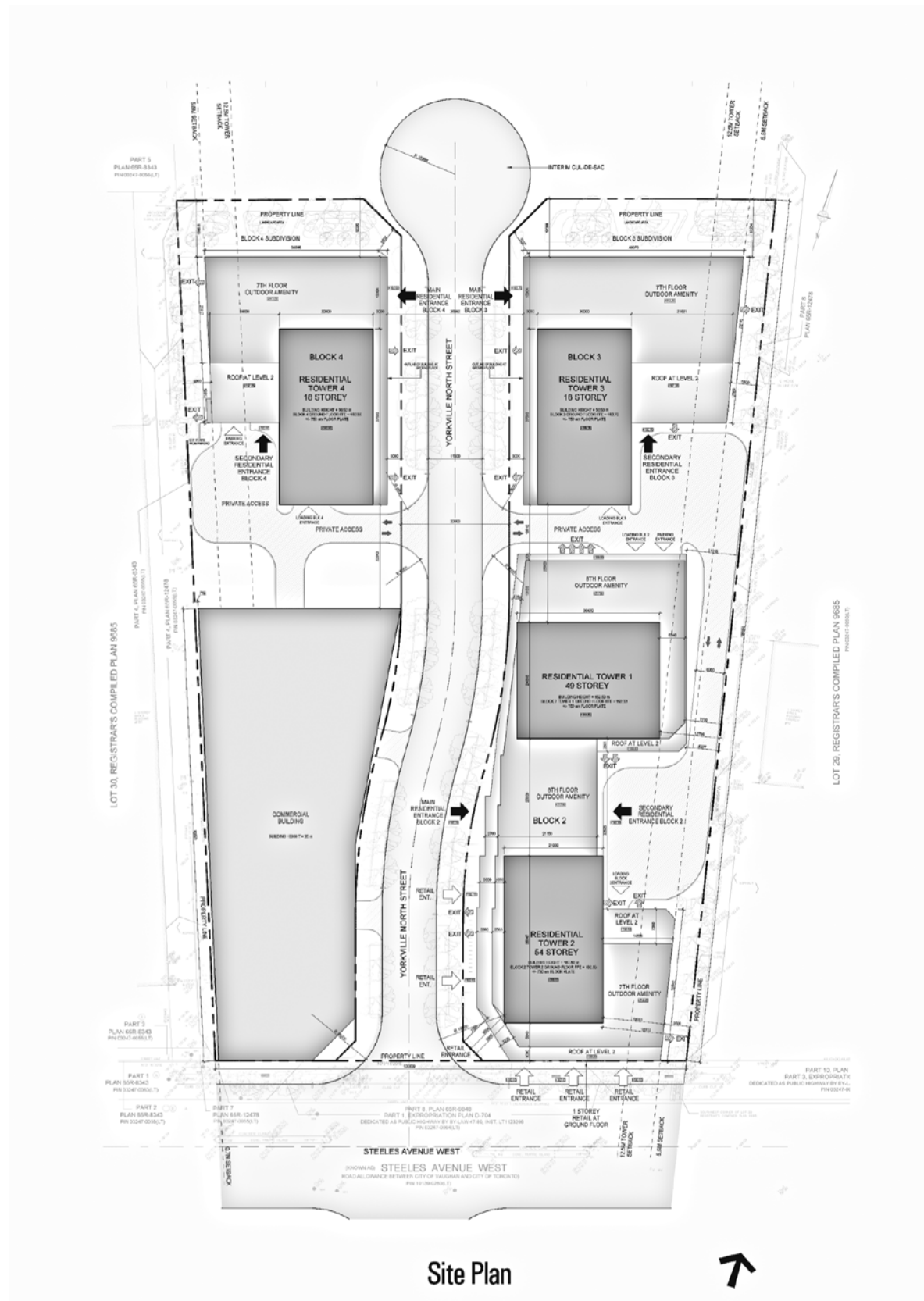
Regards,
Guy

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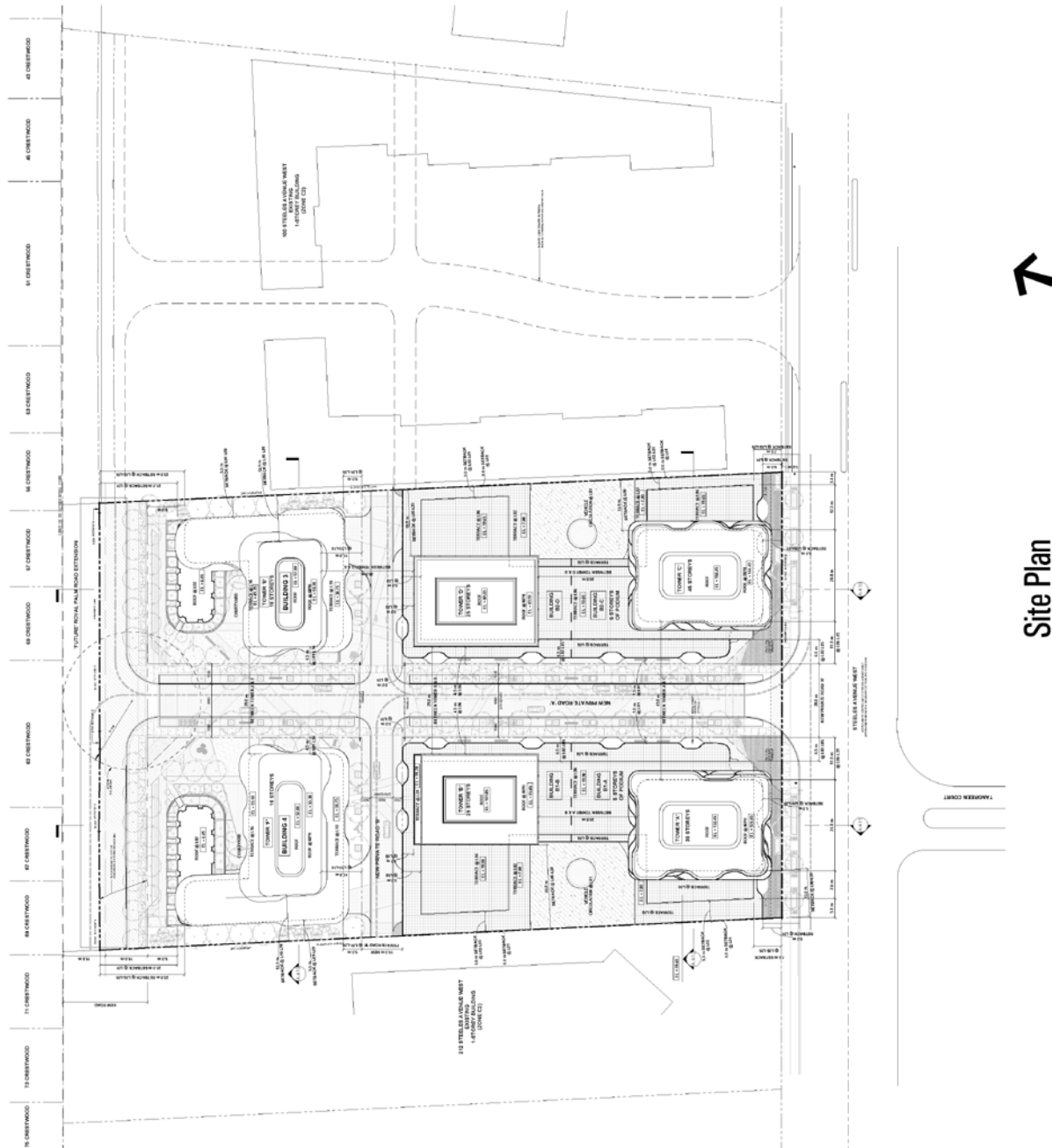
Attachment 5: 100 Steeles Avenue West Site Plan



Site Plan



Attachment 6: 180 Steeles Avenue West Site Plan



Site Plan