

# 7080 Yonge Street in the City of Vaughan – Official Plan and Zoning By-law Amendment Applications – Request for Direction Report

Date: February 5, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

## SUMMARY

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This report responds to 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 the 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 west side of Yonge Street, north of Steeles Avenue West. The applications propose two mixed-use buildings with a total of 652 residential units. The towers would be forty and twenty storeys in height and overall the proposal has a Floor Space Index ("FSI") of 9.84.

The Deputy City Manager, Infrastructure Development 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

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

1. City Council endorse the January 18, 2021 letter from the Director, Community Planning, North York District (Attachment 3) to the City of Vaughan's Committee of the Whole which identify the concerns with the application at 7080 Yonge Street, including height and density.
2. In the event that the City of Vaughan approves the applications at 7080 Yonge Street that is not substantially in conformity with the Council of Vaughan adopted Yonge Steeles Corridor Secondary Plan, City Council direct the Chief Planner

and Executive Director, City Planning to report back to the Planning and Housing Committee on next steps.

3. Should the applications at 7080 Yonge Street 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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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 Local Planning Appeal Tribunal ("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 <https://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>.

City staff reported to the September 22, 2020 meeting of the Planning and Housing Committee on development applications at 100 and 180 Steeles Avenue West which are within the Yonge Steeles Corridor Secondary Plan Area. Staff made similar recommendations to those contained in this report and the report mentioned above, and on September 30, 2020 City Council adopted them without amendment. City Council's direction and a copy of the staff report can be found at <http://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-156364.pdf>

## **ISSUE BACKGROUND**

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### **Proposal**

The applicant has filed applications (file nos. OP.20.011 and Z.20.026) with the City of Vaughan which propose 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. They also propose to amend the City of Vaughan's Yonge Steeles Corridor Secondary Plan as it relates to height, density, ground floor height and front yard setback.

The purpose of these amendments is to permit a mixed-use development with two residential towers connected by a two storey base building. The easterly building along Yonge Street would be forty storeys tall with 432 residential units and the westerly building would be twenty storeys in height with 220 residential units.

The proposed site plan can be found in Attachment 4.

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=57435>

### **Site and Surrounding Area**

The site is located in the City of Vaughan, on the west side of Yonge Street just north of Steeles Avenue West. Steeles Avenue West is the boundary between the Cities of Toronto and Vaughan.

### **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 the subject lands. The subject site is 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:

<https://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](https://www.toronto.ca/wp-content/uploads/2019/07/97e9-CityPlanning_YongeStreetNorth_DRP-Presentation-June-20-20192.pdf).

## COMMENTS

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### *Yonge Steeles Corridor Secondary Plan*

Several pre-hearings have been held by the LPAT with regards to the Secondary Plan. 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 City Planning staff and City Legal. Discussions are ongoing and further mediation sessions are expected to be held to deal with the outstanding issues.

### *7080 Yonge Street*

The site is located on the west side of Yonge Street, north of Steeles Avenue West which is the boundary between the two municipalities. While it is not right on the border, the application may have greater implications on the overall Secondary Plan than just site-specific impacts.

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 7080 Yonge Street, on Schedule 2 (South) as *High-Rise Mixed Use*. The maximum height permitted on the lands is thirty storeys with a maximum FSI of 6.0. Other policies in the Yonge Steeles Corridor Secondary Plan deal with matters such as setbacks, uses, affordable housing, and the mix of uses.

On a preliminary basis, several high level concerns have been identified by Planning Staff with the application, 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 a report 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 proposal and the proposed FSI and height, are not consistent with the City of Vaughan Council adopted Yonge Steeles Corridor Secondary Plan, does not address the overall hierarchy of sites in the Secondary Plan area 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. In September 2020, City Council considered EX16.5 Provincial Priority Transit Expansion Projects - Subway Program Status Update Third Quarter 2020, which provided a status update on the Province's priority transit projects in Toronto including the Yonge North Subway Extension. That report is available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX16.5>

At its meeting of January 19, 2021 the City of Vaughan's Committee of the Whole held a Public Hearing to receive input from the public and committee members regarding the application. 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 a letter from the Acting Director, Community Planning, North York District (Attachment 3).

## **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. The amendments would impact the overall hierarchy of sites within the Secondary Pan area. To demonstrate Toronto City Council's concerns with the application, it is recommended that City Council endorse the City Planning staff letter. 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**

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Guy Matthew, Senior Planner, 416-395-7102, [Guy.Matthew@toronto.ca](mailto:Guy.Matthew@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **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

### **Applicant Submitted Drawings**

Attachment 4: 7080 Yonge Street Site Plan



## Attachment 1: Location Map



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



### City of Vaughan's Yonge Steeles Corridor Secondary Plan Schedule 2 (South) Land Use, Height & Density

## Attachment 3: City Planning Letter to the Committee of the Whole



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

North York District  
Ground Floor, North York Civic Centre  
5100 Yonge Street  
Toronto ON M2N 5V7

Al Rezakli  
Acting Director, Community Planning

Contact: Guy Matthew  
Tel: (416) 395-715502  
E-Mail: Guy.Matthew@toronto.ca  
www.toronto.ca/planning

Date: January 18, 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))  
Nancy Tuckett, Senior Manager, Development Planning ([Nancy.Tuckett@vaughan.ca](mailto:Nancy.Tuckett@vaughan.ca))  
Carol Birch, Planner, Development Planning ([Carol.Birch@vaughan.ca](mailto:Carol.Birch@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

## 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.

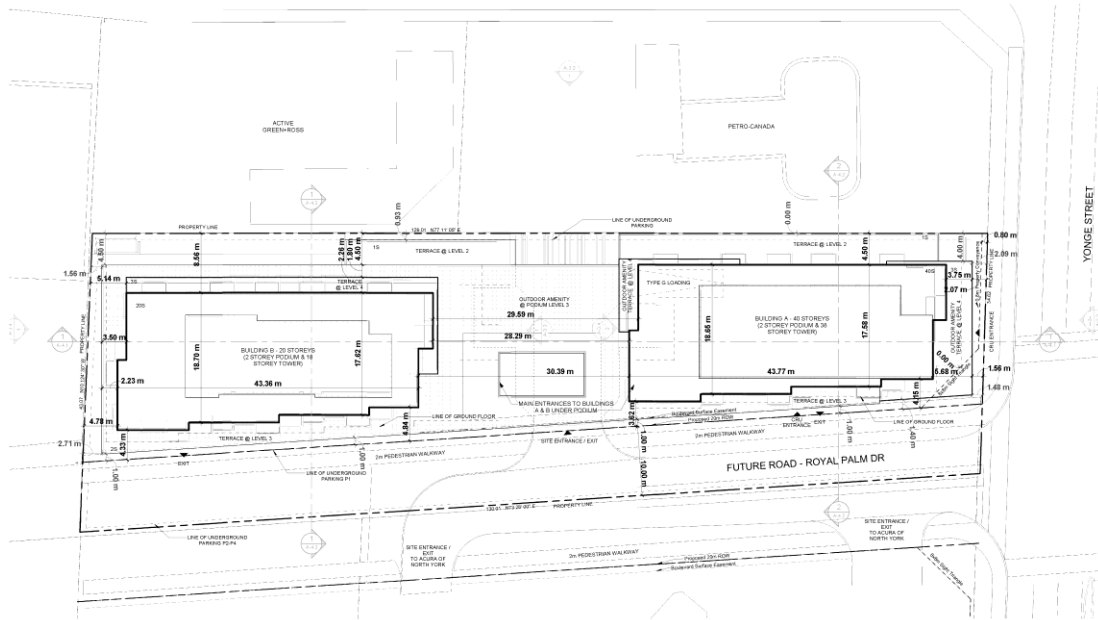
Regards,  
Guy

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

T: (416) 395-7102



## Attachment 4: 7080 Yonge Street Site Plan



Site Plan

