

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012**

8

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

### Contribution to Sustainability

## Economic Impact

## Communications Plan

- ## Purpose

 $\dots/2$

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012**

Item 8, CW(PH) Report No. 50 – Page 2

Table 1: Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements, EM1 Prestige Employment Area Zone</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone</b>
a.	<b>Maximum Building Height</b>	15 m	46 m
b.	<b>Maximum Gross Floor Area (GFA) Devoted to Commercial Uses on the Ground Floor of an Office Building.</b>	15% of the total GFA for the office building	23% of the total GFA for the office building (Existing Building including Phase 5 expansion)
c.	Minimum Rear Yard Setback (Phase 3 Building to Street "G")	12.0m	10.0m
d.	Minimum Rear Yard Setback (Phase 4 Building to Street "G")	12.0m	11.5m
e.	Minimum Interior Side Yard Setback (Phase 4 Building to Street "X")	6.0m	4.5m
f.	Minimum Interior Side Yard Setback (Phase 5 Building to Street "X")	6.0m	3.0m
g.	Minimum Setback from a Sight Triangle (Phase 3 Building)	12.0m	6.0m
h.	Minimum Setback from a Sight Triangle (Phase 4 Building)	12.0m	0.0m
i.	Minimum Yard Setback from a Sight Triangle (Phase 5 Building)	6.0m	1.0m
j.	Minimum Setback to Underground Structure (Exhaust Shaft Fronting Keele Street)	1.8m	0.0m
k.	Minimum Landscape Strip Width Abutting Keele Street	9.0m	8.0m (and 1.0m abutting sight triangle at Phase 5 Building)

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 8, CW(PH) Report No. 50 – Page 3

I.	Minimum Landscape Strip Width Abutting Future North/South Street	3.0m	0.0 m at sight triangle abutting Phase 4 Building
m.	Minimum Parking Requirements	<p>3.5 spaces/100m<sup>2</sup> of GFA</p> <p>and</p> <p>5 spaces per practitioner (Regulated Health Professional)</p> <p>90,419m<sup>2</sup> at 3.5/100<sup>2</sup> of GFA (and not including regulated health professional uses) would require 3165 parking spaces</p>	<p>The applicant is proposing a total of 2,360 spaces using a</p> <p>rate of 2.5 spaces/100m<sup>2</sup> of GFA to serve all uses including the proposed Regulated Health Professional use.</p>

Other zoning exceptions may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed in the technical report.

### Background - Analysis and Options

Location	<ul style="list-style-type: none"> <li>Northwest corner of Keele Street and Steeles Avenue West, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>"Corridor" with a maximum building height of 8 storeys by in-effect OPA #620 (The Steeles Corridor – Jane to Keele Plan). Prestige Office Employment is a permitted use. The maximum permitted density for office uses is 1.6 FSI (Floor Space Index). The plans submitted with the related Site Development File DA.08.051 propose an FSI of 1.48. OPA #620 identifies an east-west road and a north-south road on the subject lands (Streets "G" and "X") as well as a neighbourhood park on the subject lands, all of which are reflected on the proposed site plan shown on Attachment #3. The application is consistent with and conforms to the in-effect OPA #620.</li> <li>"Mid-Rise Mixed-Use" with a "Corridor" overlay by the Steeles West Secondary Plan, Volume 2 of the new City of Vaughan Official Plan 2010 (VOP 2010) as adopted by Vaughan Council on September 7, 2010 (as modified by Council on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits a maximum building height of 8 storeys and density of 1.6 FSI. The application is consistent with and conforms to VOP 2010.</li> </ul>

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 8, CW(PH) Report No. 50 – Page 4

Zoning	<ul style="list-style-type: none"> <li>EM1 Prestige Employment Area Zone by Zoning By-law 1-88.</li> <li>Regulated Health Professional Office uses are not permitted within the EM1 Prestige Employment Zone, and therefore, an amendment to Zoning By-law 1-88 is required to permit the use and the site-specific zoning exceptions identified in Table 1 to implement the proposed plan.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Additional Use	<ul style="list-style-type: none"> <li>The appropriateness of permitting a regulated health professional office use within the proposed office buildings on the subject lands and the site-specific exceptions required to facilitate the proposal will be reviewed with regard to the compatibility with other uses on the site and the surrounding existing and planned land use context.</li> </ul>
b.	Traffic Impact and Parking Study	<ul style="list-style-type: none"> <li>The Traffic Impact and Parking Study submitted in support of the application must be reviewed and approved by the Region of York, the City of Toronto, and the Vaughan Development/Transportation Engineering Department.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines identified in OPA #620 and have regard for the on-going Steeles Avenue Corridor Streetscape and Open Space Study.</li> </ul>
d.	Related Site Development File DA.08.081	<ul style="list-style-type: none"> <li>Related Site Development File DA.08.081 (Phases 1-5) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading.</li> <li>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan process, if approved.</li> </ul>

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012**

Item 8, CW(PH) Report No. 50 – Page 5

e.	OPA #620 Approved Road Network and Parks/Open Space	<ul style="list-style-type: none"><li>▪ The planned north/south (Street “G”) and east/west (Street “X”) roads and the Neighbourhood Park shown on Attachment #3 will be obtained by the City through the site plan process, if approved. The Owner will be required to enter into a Development Agreement and or other Agreement as required to secure this infrastructure, to the satisfaction of the City of Vaughan.</li></ul>
f.	Additional Studies	<ul style="list-style-type: none"><li>▪ The applicant has submitted supporting studies, including a Planning Justification Study, a Functional Servicing Report, and a Noise Study in support of the application that will be reviewed by the appropriate City Departments and Public agencies. Review will also be given to determine if additional studies are required.</li></ul>
g.	Phasing	<ul style="list-style-type: none"><li>▪ The proposed phasing of the development will be reviewed.</li></ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

#### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and 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.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan - Phase 2 (8 storey Office Building)
6. Elevation Plan - Phase 3 (8 storey Office Building)
7. Elevation Plan - Phase 4 (8 storey Office Building)
8. Elevation Plan - Phase 5 (6 storey Office Building)
9. Elevation Plan - Phase 5 (1-storey Addition to Existing Office Building)
10. Rendered Elevations

#### **Report prepared by:**

Clement Messere, Planner, ext. 8409  
Christina Napoli, Senior Planner, ext. 8403  
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**8.      ZONING BY-LAW AMENDMENT FILE Z.12.036      P.2012.46**  
**STEELES KEELE INVESTMENTS LIMITED**  
**WARD 4 – VICINITY OF KEELE STREET AND STEELES AVENUE WEST**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for Zoning By-law Amendment File Z.12.036 (Steeles Keele Investments Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability will be determined when the technical report is considered.

**Economic Impact**

This will be addressed when the technical report is completed.

**Communications Plan**

- a)      Date the Notice of a Public Meeting was circulated: November 2, 2012
- b)      Circulation Area: 150 m
- c)      Comments Received as of November 13, 2012: None

**Purpose**

The Owner has submitted Zoning By-law Amendment File Z.12.036 on the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, to permit the additional use of a Regulated Health Professional Office in an EM1 Prestige Employment Area Zone and the site-specific zoning exceptions identified in Table 1.

The Amendment will facilitate the phased development of the property with 5 office buildings having a total gross floor area of 90,419 m<sup>2</sup> and a 5,349 m<sup>2</sup> park block as shown on Attachments #3 to #10. The development will consist of two, 8-storey office buildings fronting onto Steeles Avenue (Phases 2 and 3), 8 and 6 storey office buildings (Phases 4 and 5) fronting onto the future east-west road, and a future one-storey 1,263 m<sup>2</sup> expansion to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street.

**Table 1: Proposed Zoning Exceptions**

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**Report prepared by:**

Clement Messere, Planner, ext. 8409

Christina Napoli, Senior Planner, ext. 8403

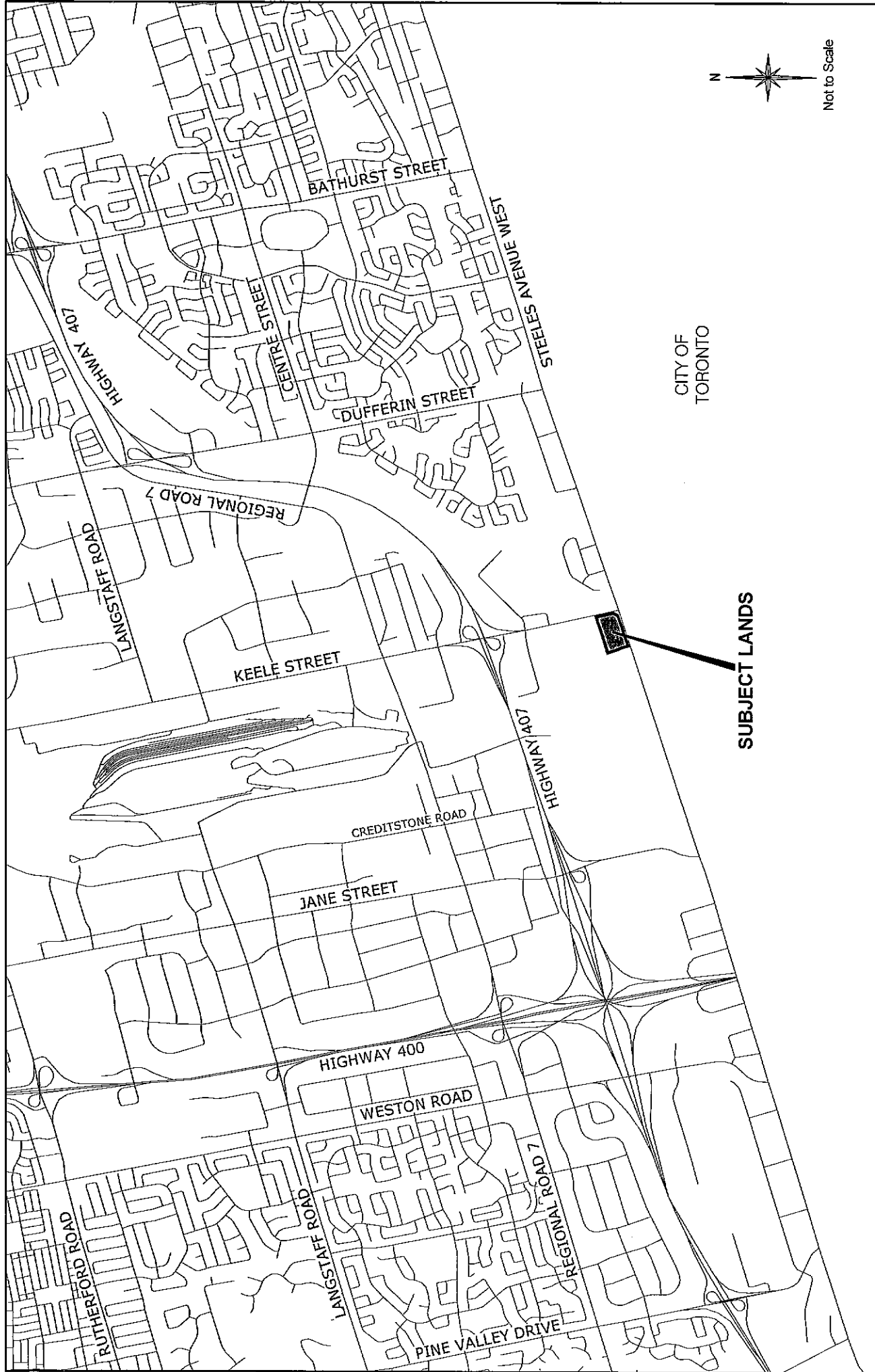
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

/CM

GRANT UYEYAMA  
Director of Development Planning



## Context Location Map

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited

N:\DFT\1 ATTACHMENTS\Z\12.036.dwg

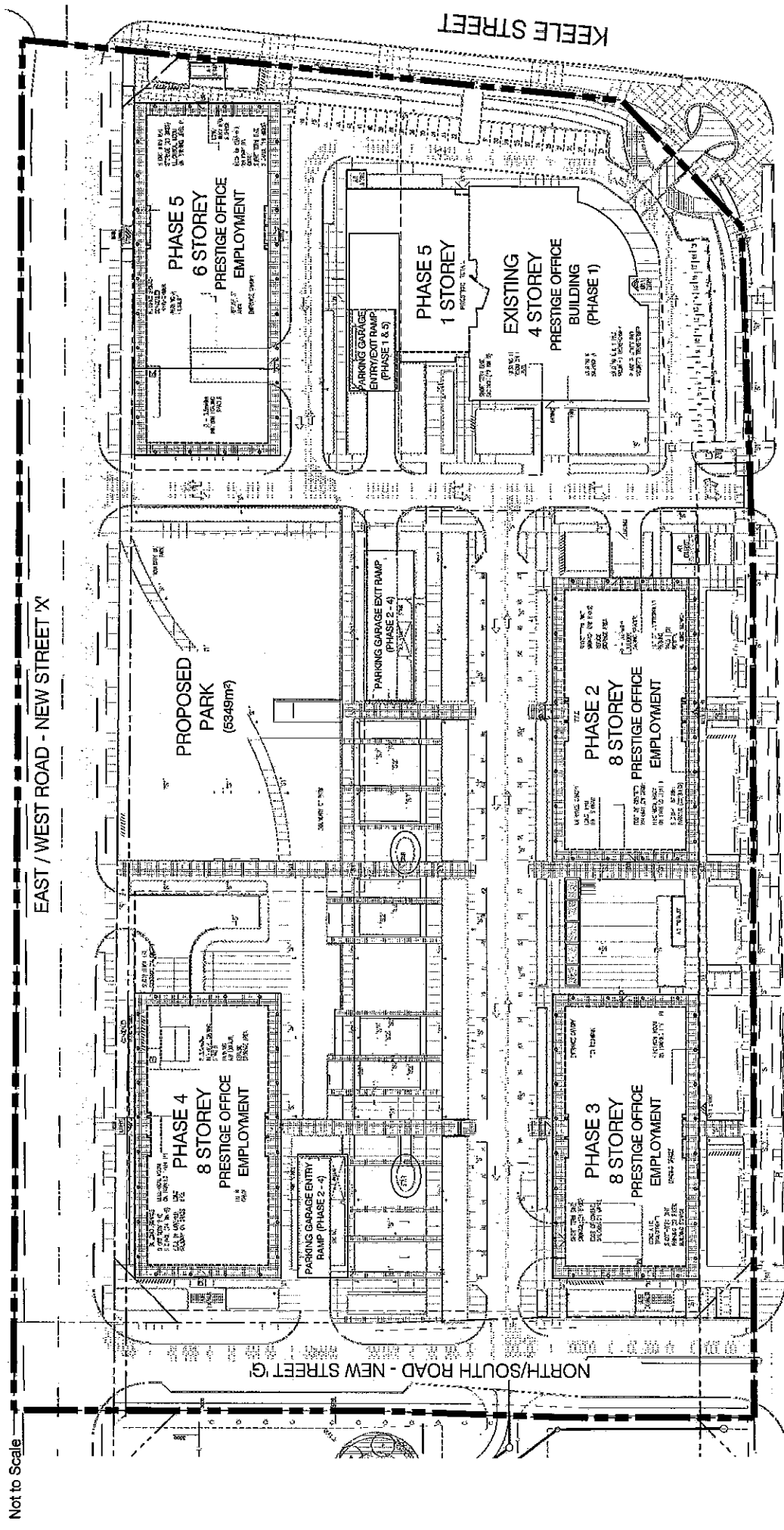


## Attachment

File: Z.12.036  
Related File: DA.08.051  
Date: November 8, 2012



**ZONING BY-LAW AMENDMENT (FILE Z.12.036)**  
 TO AMEND ZONING BY-LAW 1-88, TO PERMIT THE OFFICE OF A REGULATED  
 HEALTH PROFESSIONAL AS AN ADDITIONAL PERMITTED USE IN THE EM1 PRESTIGE  
 EMPLOYMENT AREA ZONE AND TO PERMIT THE SITE-SPECIFIC ZONING  
 EXCEPTIONS IDENTIFIED IN TABLE 1 OF THIS REPORT TO PERMIT THE PHASED  
 DEVELOPMENT OF THE PROPERTY WITH 5 OFFICE BUILDINGS AND A PARK BLOCK.



STEELES AVENUE WEST

----- SUBJECT LANDS

# Site Plan

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited



# Attachment

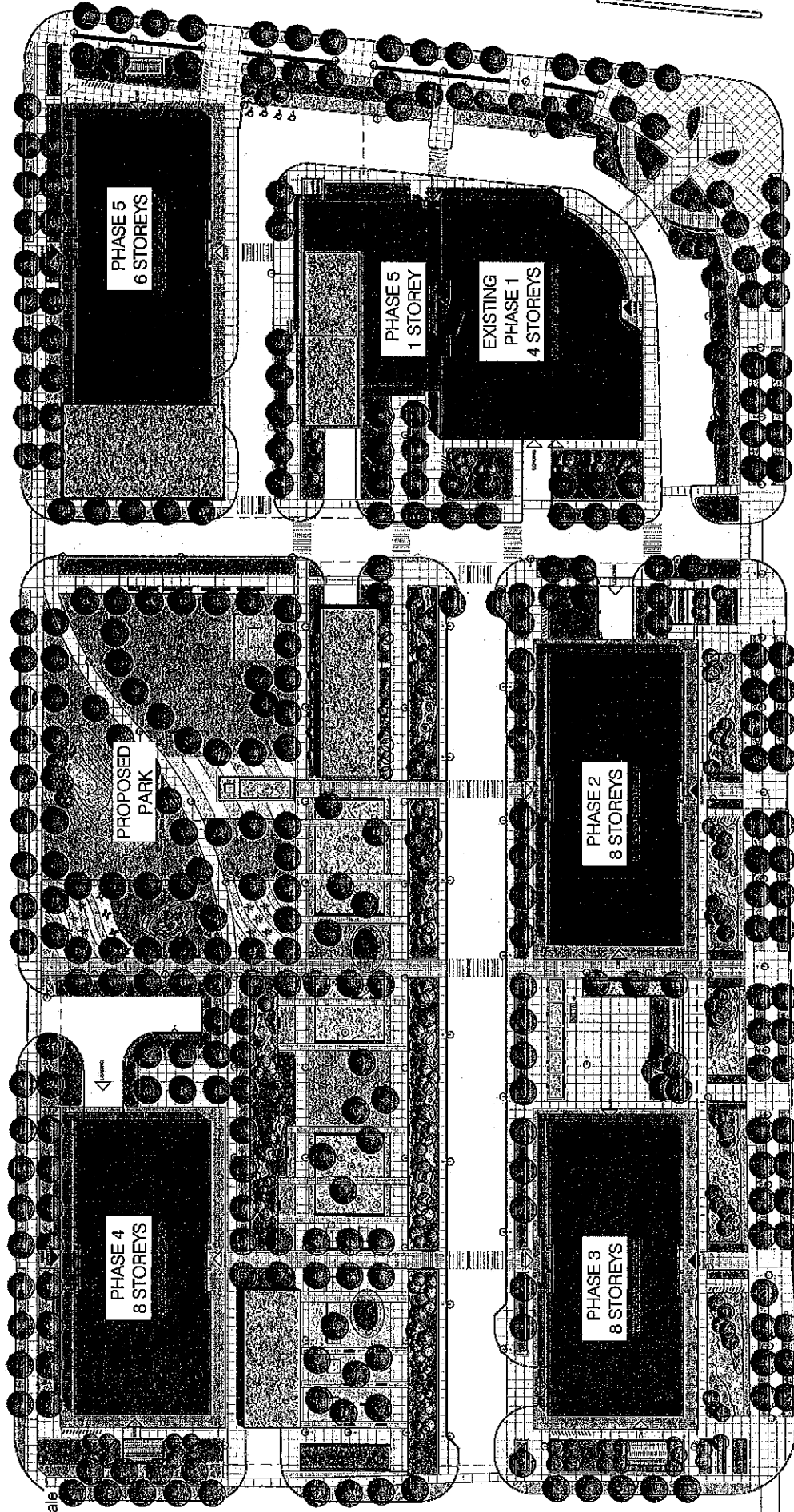
File: Z.12.036  
 Related File: DA.08.051  
 Date: November 8, 2012

3



EAST / WEST ROAD-NEW STREET X

Not to Scale



PROPOSED  
SIGNALIZED  
INTERSECTION

STEELES AVENUE WEST

SIGNALIZED  
INTERSECTION

KEELE STREET

## Landscape Plan

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited

N:\DFT\1 ATTACHMENTS\Z\12.035.dwg

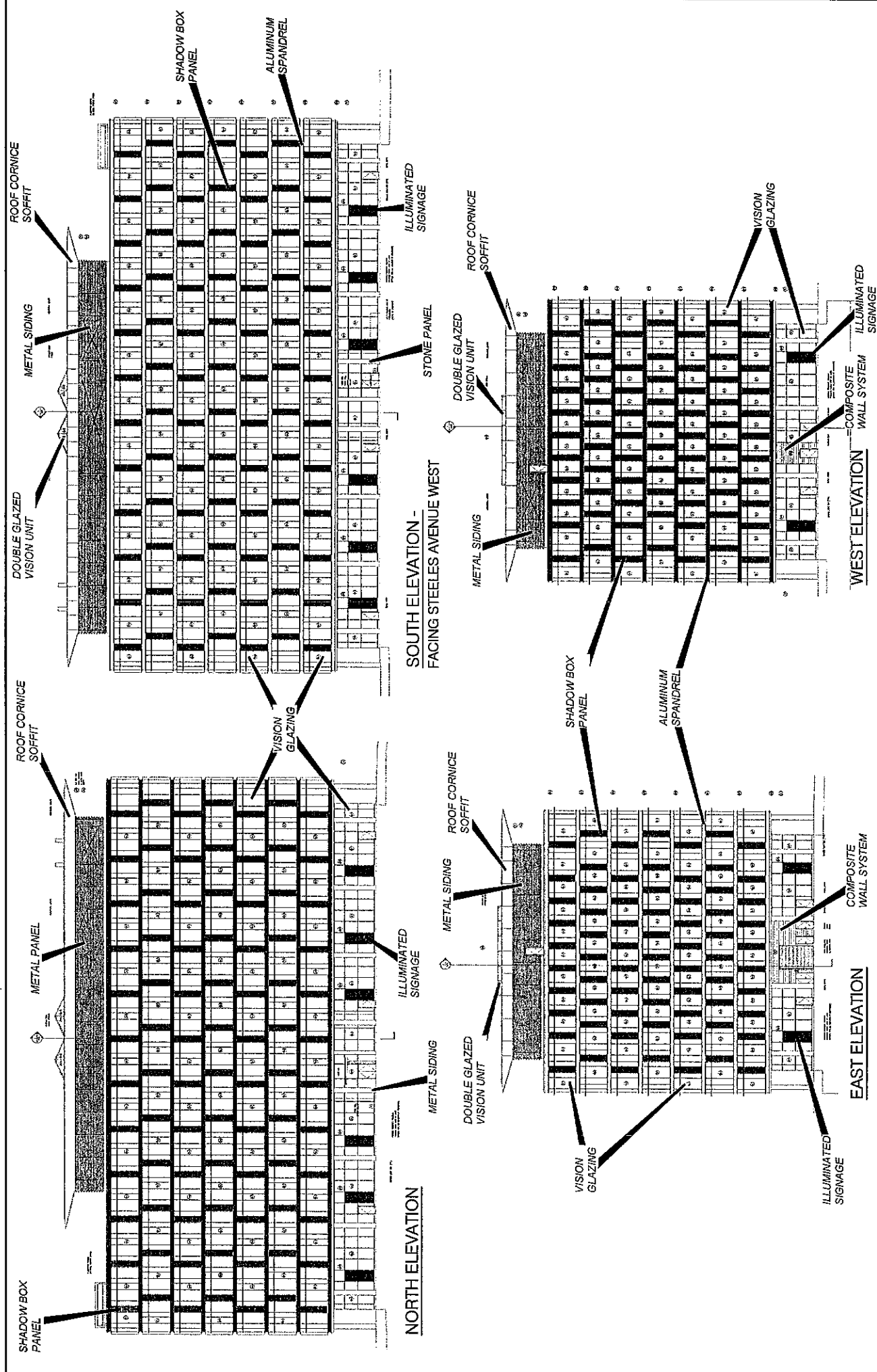


Development Planning Department

## Attachment

File: Z.12.036  
Related File: DA.08.051  
Date: November 8, 2012

# 4



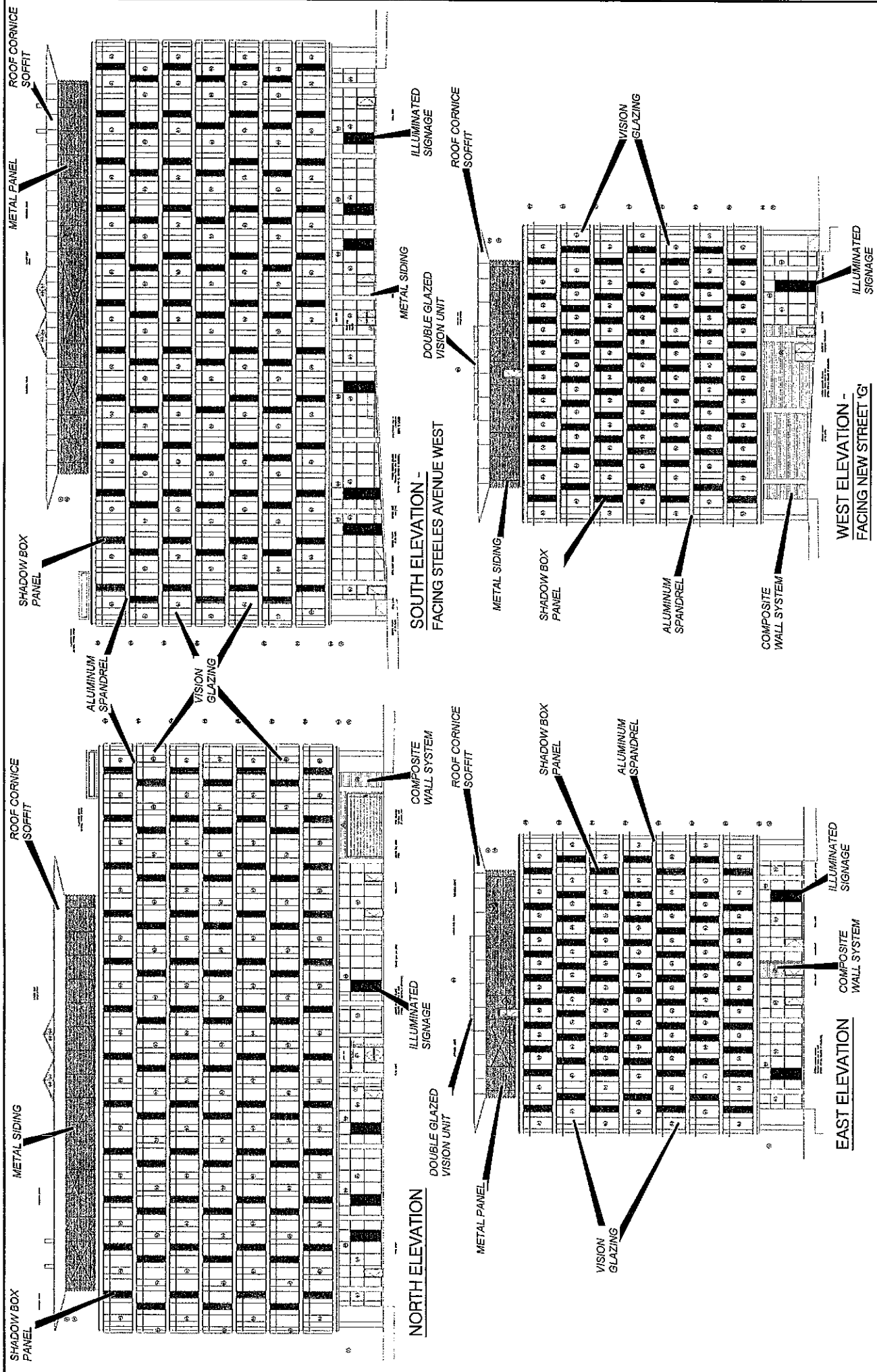
# Elevation Plan - Phase 2 (8 - Storey Office Building)

Applicant:  
 Steeles Keele Investments Limited

Location: Part of Lot 1,  
 Concession 4







# Elevation Plan - Phase 3 (8 - Storey Office Building)

Applicant: Steeles Keele Investments Limited  
Location: Part of Lot 1, Concession 4



Attachment

File: Z 12.036  
Related File: DA.08.051  
Date: November 8, 2012



**Applicant:** *Steeles Keele Investments Limited*  
**Location:** *Part of Lot 1, Concession 4*

N:\DFT\1 ATTACHMEN"5\Z\z.12.036.dwg

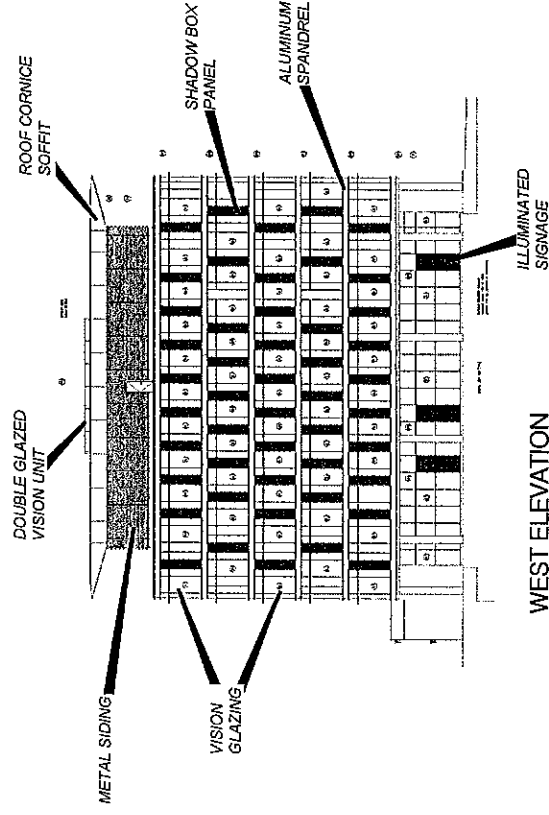
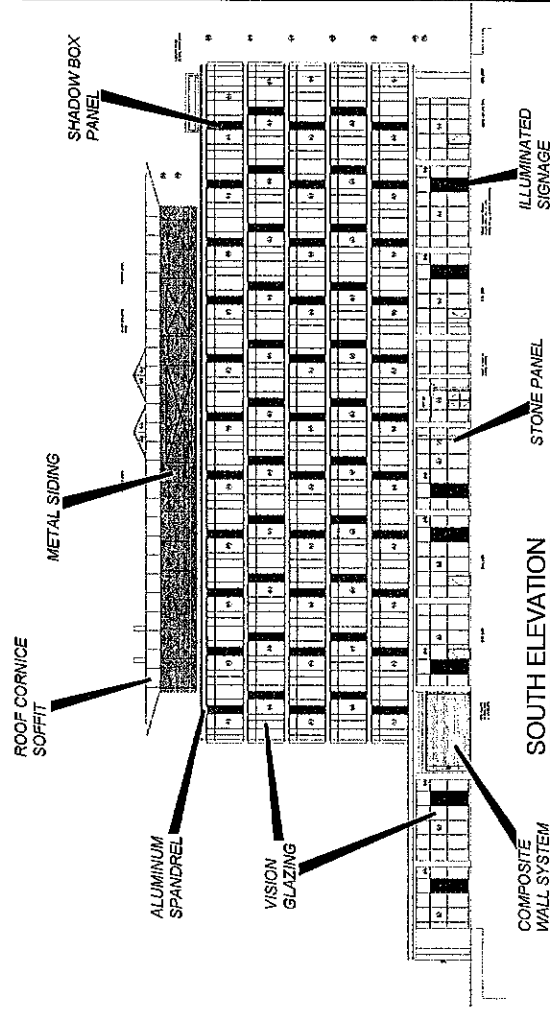
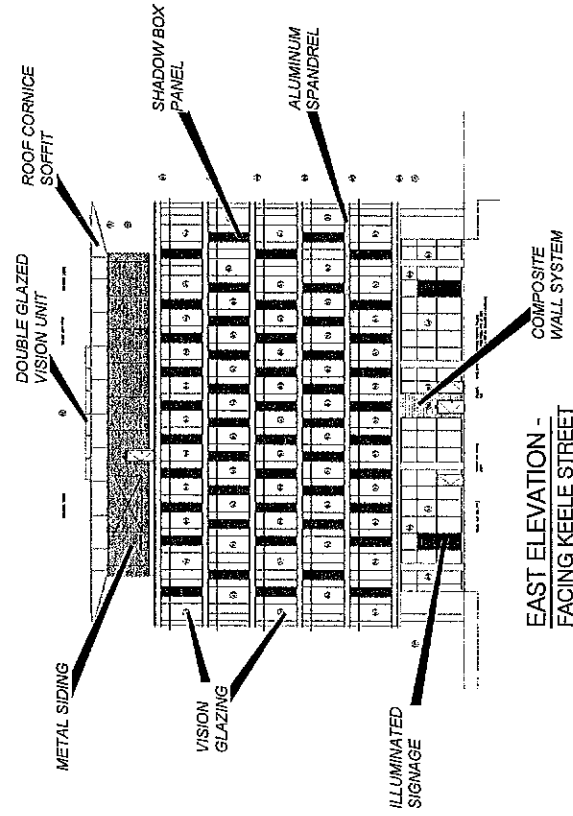
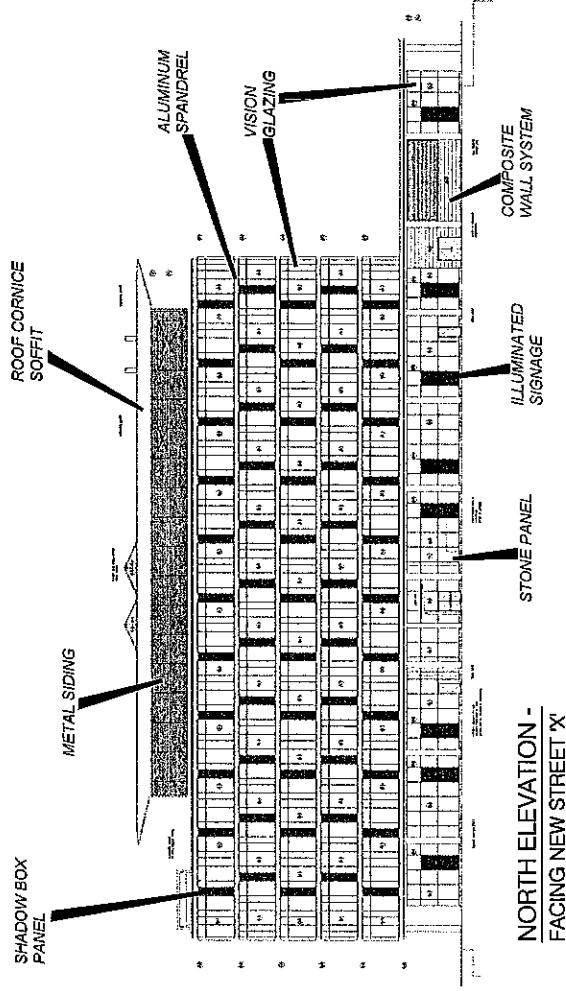


Development Planning Department

# Attachment

File: Z12.036  
Related File: DA.08.051

Date: November 8, 2012



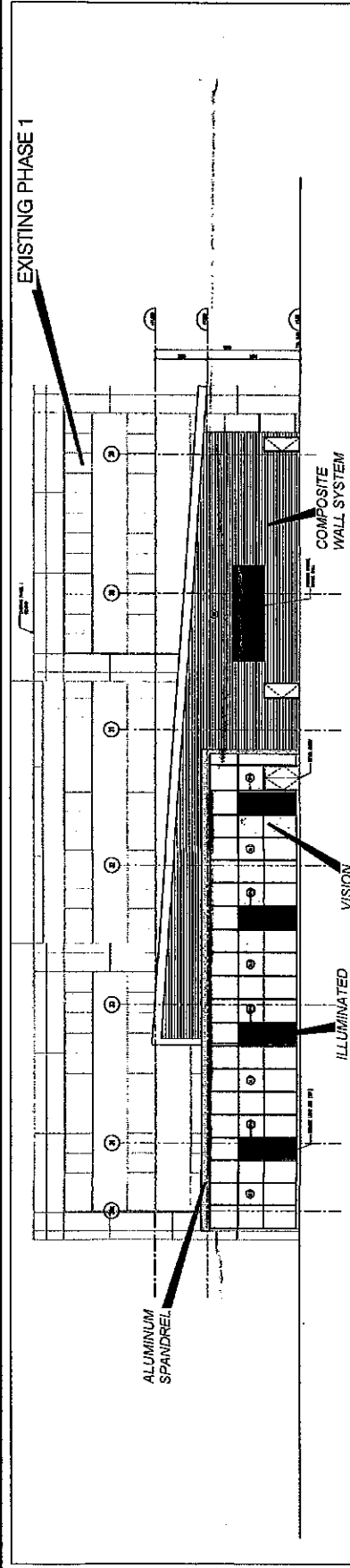
# Elevation Plan - Phase 5 (6 - Storey Office Building)

Applicant: Steeles Keele Investments Limited  
Location: Part of Lot 1, Concession 4

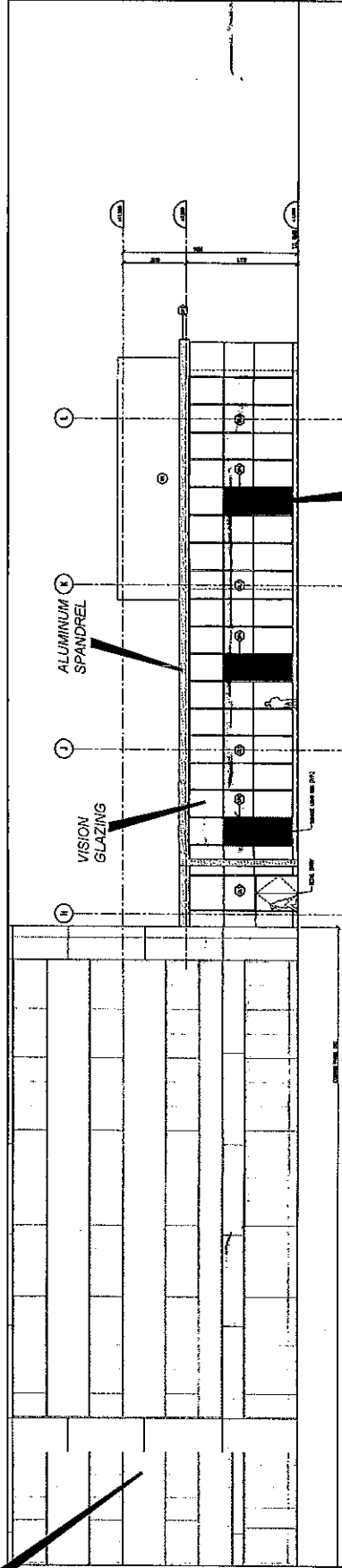


Attachment

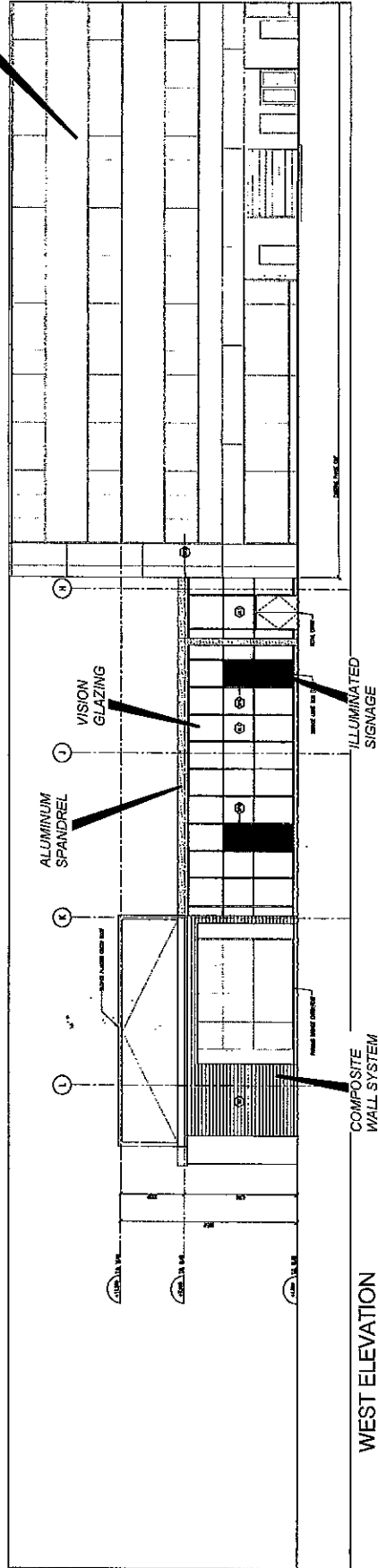
File: Z.12.036  
Related File: DA.08.051  
Date: November 8, 2012



**NORTH ELEVATION**



**EAST ELEVATION - FACING KEELE STREET**



**WEST ELEVATION**

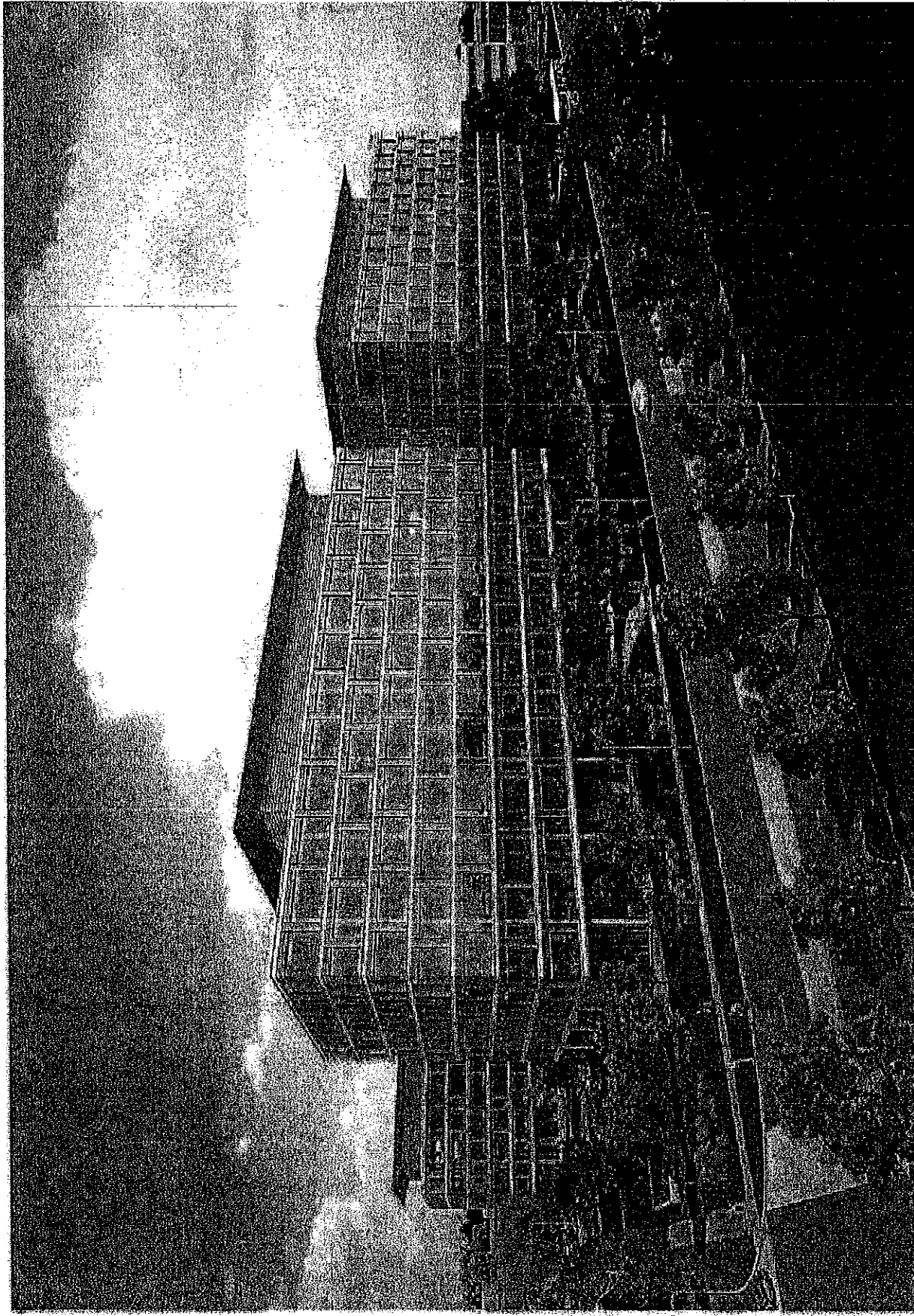
# **Elevation Plan - Phase 5 (1 - Storey Addition to Existing Office Building)**

Applicant:  
Steeles Keele Investments Limited  
Location: Part of Lot 1,  
Concession 4



**Attachment**

File: Z.12.036  
Related File: DA.08.051  
Date: November 8, 2012



STEELES AVENUE WEST - FACING NORTH-EAST

## Rendered Elevations

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited

N:\DPT\1 ATTACHMENTS\Z\12.036.dwg

Attachment

10

File: Z.12.036  
Related File: DA.08.051

Date: October 17, 2012

