

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 35, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

**35**

**ZONING BY-LAW AMENDMENT FILE Z.12.036  
SITE DEVELOPMENT FILE DA.08.051  
STEELES KEELE INVESTMENTS LIMITED  
WARD 4 – VICINITY OF KEELE STREET AND STEELES AVENUE WEST**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.036 (Steeles Keele Investments Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 as follows:
  - a) rezone the proposed neighbourhood park location as shown on Attachment #3 from EM1 Prestige Employment Area Zone to OS2 Open Space Park Zone (park block);
  - b) permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone;
  - c) prohibit a day nursery use on the subject lands;
  - d) permit the site-specific zoning exceptions identified in Table 1 of this report; and,
  - e) permit surface parking on the proposed neighbourhood park location on a temporary basis, subject to the Owner entering into an Agreement with the City.
2. That prior to the enactment of the implementing Zoning By-law by Vaughan Council:
  - a) the final site plan drawings and details and reports for Site Development File DA.08.051 shall be approved to the satisfaction of the Vaughan Development Planning Department and Vaughan Development / Transportation Engineering Department; and,
  - b) the Owner shall enter into a Development Agreement and / or other Agreement as required to secure infrastructure including but not limited to the planned north/south (Street "G") and east/west (Street "X") roads and the neighbourhood park as shown on Attachment #3, and as discussed in this report, to the satisfaction of the Vaughan Development / Transportation Engineering, Development Planning and Parks Development Departments; and,
3. THAT Site Development File DA.08.051 (Steeles Keele Investments Limited) BE APPROVED, to permit the phased development of the subject lands 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> neighbourhood park block as shown on Attachments #3 to #6, and #10. The development will consist of two, 8-storey office buildings fronting onto Steeles Avenue (Phases 2 and 3), 8 and 6 storey

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office buildings (Phases 4 and 5) fronting onto the future east-west road (Street "X"), and a future one-storey 1,263 m<sup>2</sup> expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street, subject to the following conditions:

- a) that prior to the execution of the Site Plan Agreement:
  - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
  - ii) the final site servicing and grading plans, site illumination, storm water management, geotechnical reports, transportation demand management plan, and site access and internal traffic circulation plan shall be approved to the satisfaction of the Vaughan Development / Transportation Engineering Department;
  - iii) the Owner shall enter into a Development Agreement for the provision of the municipal roads (Streets "G" and "X") satisfying all requirements of the Vaughan Development / Transportation Engineering Department;
  - iv) the Owner shall agree in the Development Agreement to design and construct the municipal services to meet the City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan, to the satisfaction of the City;
  - v) the Owner shall agree in the Development Agreement to pay their proportionate share of the cost to implement the ultimate servicing scheme for the OPA #620 development area and Black Creek Erosion Improvement Works as set out in the approved Steeles West (OPA #620) Servicing Strategy Master Plan and Black Creek Stormwater Optimization Study, to the satisfaction of the City;
  - vi) the Owner shall prepare a Reference Plan to be deposited with the Land Registry Office and dedicate the lands identified for a public neighbourhood park to the City of Vaughan; and, the Owner shall enter into a Parkland Credit Agreement with the City of Vaughan;
  - vii) the Owner shall enter into an Agreement with the City of Vaughan in order to facilitate the interim parking of vehicles on lands identified for the proposed neighbourhood park;
  - viii) the Owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
  - ix) the Owner shall satisfy all requirements of the Vaughan Parks Development Department respecting the proposed Neighbourhood Park;
  - x) the Owner shall satisfy all requirements of the Vaughan Real Estate Division;
  - xi) the Owner shall satisfy all archaeological requirements of the Vaughan Recreation and Culture Department, Cultural Services Division;
  - xii) the Owner shall satisfy the requirements of the City of Toronto;

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- xiii) the Owner shall satisfy all hydro requirements of HydroOne;
- xiv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
- xv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
- b) that the implementing Site Plan Agreement include the following provisions:
  - i) the Owner shall undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping, or other arrangements to the satisfaction of the City;
  - ii) the Owner shall be required to submit a future Site Development Application for the approval of the building elevations for Phases 4 and 5, which shall also address all requirements of the Region of York;
  - iii) that no Building Permits shall be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed site development;
  - iv) the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the site development;
  - v) the Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan;
  - vi) the Owner shall be required to enter into the necessary Agreement with the City of Vaughan to facilitate the use of future public neighbourhood park lands with temporary interim parking;
  - vii) should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan's Policy Planning, Development Planning and Recreation and Culture Departments shall be notified immediately; and,
  - viii) in the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

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- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.
- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices.

In accordance with the goals and objectives identified above, the Owner has advised that the development will be constructed to a LEED Silver certified standard and includes the following building and site development features:

- i) green roofs;
- ii) enhanced waste management plan;
- iii) landscaping will be designed with drought resistant vegetation to eliminate the need for irrigation with potable water;
- iv) use of dual-flush toilets, ultra-low flow faucets, low-flow kitchen faucets and ultra-low flow showerheads; and,
- v) use of recycled drywall, mineral insulation, and steel.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On November 2, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 27, 2012, was ratified by Council on December 11, 2012. To date, no written comments have been received from the notice circulation.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.12.036, specifically to amend Zoning By-law 1-88 to permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone and the site-specific zoning exceptions identified in Table 1 of this report; and,

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2. Site Development File DA.08.051 to permit the phased development of the subject lands 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> neighbourhood 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 (Street “X”), and a future one-storey 1,263 m<sup>2</sup> expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street.

#### **Background - Analysis and Options**

##### City of Vaughan Official Plan

The subject lands are designated “Corridor” by in-effect OPA #620 (The Steeles Corridor – Jane to Keele Plan), which permits a maximum building height of 8 storeys and a maximum density for prestige office employment uses of 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 (Streets “X” and “G”), 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.

The subject lands are designated “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) as further modified and endorsed by Region of York Council on June 28, 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 on the subject lands. The application is consistent with and conforms to VOP 2010.

##### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. The office of a Regulated Health Professional is not a permitted use in the EM1 Prestige Employment Area Zone, and therefore, an amendment to Zoning By-law 1-88 is required to permit the use and the following site-specific zoning exceptions identified below in Table 1 to implement the proposed plan shown on Attachments #3 - #10:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 EM1 Prestige Employment Area Zone Requirement</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone</b>
a.	<b>Maximum Building Height</b>	15 m	46 m (8 storeys)
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)

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c.	Minimum Rear Yard Setback (Phase 3 Building to Street “G”)	12 m	10 m
d.	Minimum Rear Yard Setback (Phase 4 Building to Street “G”)	12 m	11 m
e.	Minimum Interior Side Yard Setback (Phase 4 Building to Street “X”)	6 m	4.5 m
f.	Minimum Interior Side Yard Setback (Phase 5 Building to Street “X”)	6 m	3 m
g.	Minimum Setback from a Sight Triangle (Phase 3 Building)	12 m	6 m
h.	Minimum Setback from a Sight Triangle (Phase 4 Building)	12 m	0 m
i.	Minimum Setback from a Sight Triangle (Phase 5 Building)	6 m	1 m
j.	Minimum Setback to Underground Structure (Exhaust Shaft Fronting Keele Street)	1.8 m	0 m
k.	Minimum Landscape Strip Width Abutting Keele Street	9 m	8 m (and 1 m abutting sight triangle at Phase 5 Building)
l.	Minimum Landscape Strip Width Abutting Future North/South Street (Street “G”)	3 m	0 m at sight triangle abutting Phase 4 Building

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m.	Minimum Parking Requirements	3.5 spaces/100m <sup>2</sup> of GFA  and  5 spaces per practitioner (Regulated Health Professional Office )  90,419 m <sup>2</sup> at 3.5 / 100 m <sup>2</sup> of GFA (and not including Regulated Health Professional uses) = 3,165 parking spaces	2,360 spaces at a rate of 2.5 spaces / 100 m <sup>2</sup> of GFA to serve all uses including the proposed Regulated Health Professional Office use.
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#### Regulated Health Professional Office Use

Zoning By-law 1-88 permits Business or Professional Offices, but not including for Regulated Health Professionals within an EM1 Prestige Employment Area Zone. The Development Planning Department has no objections to permitting Regulated Health Professionals within the office building on the subject lands which will allow the Owner flexibility in leasing the development and should contribute to a diverse mix of uses within the overall development. Enbridge Gas has no concerns with the proposed additional use, however, have advised that they would not support Day Nursery and Day Care uses. Enbridge Gas Distribution has a large natural gas regulator station on the west side of Keele Street, north of the subject lands. Allowing a day care or day nursery within 200 metres of the station may restrict the ability of Enbridge Gas to operate the gas plant. A recommendation is included to require the implementing zoning by-law to specifically prohibit a day nursery / day care use from the subject lands.

#### Building Setbacks and Landscape Requirements

The proposed zoning exceptions to the building height, maximum gross floor area (GFA) devoted to commercial uses on the ground floor of an office building, landscaping, and building setbacks, are considered to be appropriate for the development of the lands. These exceptions will facilitate multiple buildings in a campus setting that includes a neighbourhood park that will be desirable from an urban design perspective. The Vaughan Development Planning Department has no objections to the proposed exceptions as the proposal will facilitate a well-designed office development at this location and will serve to implement the policy direction of the Secondary Plan.

#### Parking

The Vaughan Development/Transportation Engineering Department has reviewed the Traffic and Parking Impact Study, dated October 2012, prepared by AECOM. The study concludes that the proposed parking ratio of 2.5 spaces / 100 m<sup>2</sup> of gross floor area could be adopted for the site for Phase 2 and Phase 3 development. The study indicates that before construction of Phase 4 and 5, surveys of actual peak utilization should be conducted with an adjustment in the parking ratio based on actual onsite parking demand. If the surveys indicate a lower demand due to construction of higher order transit, then a lower parking ratio could be adopted in the future. The

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proposed parking supply rate is found to be adequate based on the supporting analysis. The Vaughan Development / Transportation Engineering Department concurs with the study and accepts its conclusions and recommendations to support the proposed reduction in the number of parking spaces. However, Region of York and City of Toronto approval of the study is required as each has jurisdiction along Keele Street and Steeles Avenue, respectively.

#### Site Plan Review

The Owner is proposing 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> neighbourhood 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 West and Keele Street. The site will be served by three access driveways comprising the existing right-in-right-out on Steeles Avenue; the existing signalized access with a median cut on Keele Street; and, a new signalized access is proposed at Steeles Avenue West with the proposed north/south road (Street "G"). At full build-out the site will be served by two accesses directly on each of the proposed new roads (Streets "G" and "X").

At full build-out, the development will include 90 parking spaces at grade, and each of the four new office buildings will have 3 levels of underground parking with spaces for 2270 cars, for a total of 2360 parking spaces.

#### a) Phasing

A 9,230 m<sup>2</sup> office building (Phase 1) is currently situated at the northwest corner of Keele Street and Steeles Avenue. At full build-out, the site will be developed with 5 office buildings having a total gross floor area of 90,419 m<sup>2</sup>. Phases 2 and 3 of the development will consist of two, 8-storey office buildings, each with a gross floor area of 21,407 m<sup>2</sup>, and fronting onto Steeles Avenue. The Owner has advised that estimated construction of the first phase is 2015. Phases 4 and 5 of the project will include the 8 and 6 storey office buildings (21,407 m<sup>2</sup> and 15,705 m<sup>2</sup>, respectively) 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. Phase 4 and Phase 5 construction is estimated in 2021. The Owner has informed that their intention is to construct the 2 new roads identified in Attachment #3, at the earliest time possible.

#### b) Park

The proposal includes a Neighbourhood Park in the general location as identified in OPA #620 as shown on Attachment #3. The park land is required by the Owner for temporary parking purposes until full build-out. The recommendations within this report include conditions that the lands be conveyed to the City and that the Owner enter into an Agreement with the City with regard to the use of the lands for temporary parking, prior to the registration of the Site Plan Agreement for the first phase of development, should the application be approved. The implementing Zoning By-law for the property will also permit parking on the lands on a temporary basis.

The Vaughan Parks Development Department has reviewed the application and provides the following comments:

"The proposal includes a Neighbourhood Park as shown on Attachment #3. The park land dedication requirement for this proposed development is estimated to be



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approximately 1300 m<sup>2</sup> of parkland (2% for commercial development). The Owner is proposing approximately 5349 m<sup>2</sup>, which is an over dedication of parkland for this proposed development. The total lands (developable lands) are approximately 65,000 m<sup>2</sup> for this proposed development.

It is also recommended that prior to the registration of the Site Plan Agreement, the Owner shall enter into an Agreement with the City regarding the conveyance of the park land and all other matters associated with the lands noted to be conveyed as parkland for this proposed development, including an Agreement to use the park for parking on a temporary basis, and the calculation of the surplus parkland dedication credit.

Other general comments include:

- that the applicant provide an itemized cost estimate (including quantity, unit costs and total) for the conceptual design of the park, with quantities of softscape and hardscape areas;
- the boundary of the park limit along the edge of the private road will need to be determined; and,
- park development details will need to be developed with the Owner's Landscape Architect consultant."

A condition to this effect is included in the recommendation of this report.

#### c) Landscape Plan

The proposed landscape plan is shown on Attachment #4 and consists of coniferous and deciduous trees, shrubs and ornamental grasses and hard landscape features. The landscaping articulates the perimeter streets as well as the internal secondary road network. The development proposal includes a 5,349 m<sup>2</sup> Neighbourhood Park as identified in OPA No. 620 and a courtyard is also shown between the buildings identified as Phases 2 and 3 on Attachment #3.

#### d) Elevations

The proposed building elevations are shown on Attachments #5 to #10. The applicant has submitted elevations for the entirety of the site consisting of the four new buildings and future addition to the existing building (Phases 2, 3, 4 and 5). However, the Development Planning Department is recommending approval of the elevations for Phases 2 and 3 only at this time. The elevations for Phases 2 and 3 incorporate grey two-way silicon glazing; clear double glazed insulated vision units; oxford white shadow box panels; oxford white aluminum spandrel panels; silver metal panels; and, rhienzink pre-weathered blue grey corrugated metal siding.

The elevations for Phases 4 and 5 will require the submission of a future Site Development Application(s). The future elevations will be reviewed by City staff and shall be different, yet complimentary, to the buildings in Phases 2 and 3, so as to provide variation in the office building design.

#### e) Site Plan Summary

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #6 inclusive and will review the building elevations for Phases 4 and 5 as part of a future Site Development application(s). The Department will work together with the applicant and the City of Toronto to explore further improvements to the plans. Prior to the execution of the Site Plan Agreement, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

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#### Urban Design and Architectural Guidelines

The proposed development is consistent with the Urban Design Guidelines and Architectural Design Guidelines identified in OPA #620. The Steeles Avenue Corridor Urban Design Streetscape Plan Study was received by Vaughan Council on March 19, 2013. Approval of the plan is pending completion of the City-Wide Streetscape Implementation Manual and Financial Strategy Study (2013), which is expected in Q4 2013.

#### Vaughan Development / Transportation Engineering Department

The Vaughan Development / Transportation Engineering Department has reviewed the applications and provides the following comments:

##### a) Environmental

The following reports have been reviewed:

- Construction Control Inc. (CCI) report entitled “Addendum to 2008 Phase II Environmental Site Assessment at 2300 Steeles Avenue West, Vaughan, Ontario”, dated May 17, 2013; and,
- CCI letter of reliance entitled “Addendum to 2008 Phase II Environmental Site Assessment at 2300 Steeles Avenue West, Vaughan, Ontario”, dated May 23, 2013.

CCI has confirmed through their Phase II ESA addendum that the previous exceedences of the Trichloroethylene (TCE) and cobalt in groundwater were likely an analytical anomaly as the latest measured concentrations were below the 2011 MOE Standards.

Given that a Record of Site Condition was obtained for the Subject Property in 2009, a Phase I ESA Update and a Phase II ESA Addendum were submitted and confirmed no potential impacts on the subject property.

Since the proposed development includes the conveyance of park land to the City, the Site Plan Agreement shall include the provision that the proponent undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping. A condition to this effect is included in the recommendation of this report.

##### b) Services

Prior to the execution of the Site Plan Agreement, the final site servicing and grading plans, site illumination, storm water management, geotechnical reports, transportation demand management plan, site access and internal traffic circulation plan shall be approved to the satisfaction of the Development / Transportation Engineering Department.

##### c) Road Network

The proposed site plan includes the construction of two municipal roads. The proposed east-west collector road (Street X) is to be designed in accordance with the approved Steeles West East-West Collector Road Class EA. Street X will have a 26.0m right-of-way including a 3.0m multi-use pathway at the south side of the road. Street G is a north-south local roadway with a 23.0m right-of-way, which is proposed to connect to Steeles Avenue to create a full moves signalized intersection, subject to City of Toronto approval.

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d) Municipal Services

The Owner is required to design and construct the municipal services associated with this site development to meet City standards and the requirements of the approved Steeles West (OPA620) Servicing Strategy Master Plan. The current site plan proposal includes:

- A new watermain system will be constructed on Streets X and G, which connects to existing watermain on Keele Street and Steeles Avenue West. The watermain looping system will maintain adequate water supply and pressure.
- A new sanitary sewer system is proposed on Street G to service the development, which will connect to the existing sanitary sewer at the north side of Steeles Avenue.
- The new roadways will be constructed with a conventional storm sewer system including catchbasins in accordance with the City standards.
- The draft Steeles West (OPA620) Servicing Strategy Master Plan identifies the need for a new storm water management facility to the west of this site to service approximately the east half of the OPA620 development area. The permanent storm water management facility is located beyond the limits of the site plan. Accordingly, the Owner is proposing to construct a temporary stormwater management pond just west side of Street G to service the subject lands. Following the construction of the permanent stormwater management pond as per the Steeles West (OPA620) Servicing Strategy Master Plan, the Owner shall decommission the stormwater management facility at its cost and to the satisfaction of the City.

e) Development Agreement(s)

The Owner shall enter into a Development Agreement(s) to satisfy all requirements of the City of Vaughan including but not limited to: financial; legal and engineering matters including payment of the development levies, provision of municipal roads – Streets 'X' and Street 'G', construction and decommission of the temporary stormwater management pond; municipal services; landscaping and fencing; conveyance of lands and easements; road and intersection improvement on Steeles Avenue West/Street 'G' and Keele Street/Street 'X'; and, the other matters of the City respecting the development of these lands in accordance with the latest standards. The Development Agreement shall be registered against the lands to which it applies, to the satisfaction of the City.

The Development Agreement shall address but not be limited to the following conditions:

The Owner shall agree to:

- a) construct a temporary stormwater management pond in accordance with the approved Construction Drawings. Following the completion of the permanent stormwater management pond as per the Steeles West (OPA 620) Servicing Strategy Master Plan, the Owner shall decommission the stormwater management facility at its cost and to the satisfaction of the City;
- b) convey the lands required for the temporary stormwater management pond to the City. If the City determines in its sole and absolute discretion, that the temporary stormwater management pond conveyed to the City for municipal services are no longer required, then the City may reconvey said lands to the Owner, and all costs and disbursements associated with said reconveyance shall be paid by the Owner;
- c) convey the proposed road allowances to the City without monetary consideration and free of all encumbrances.

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- d) convey easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance; and,
- e) submit a soils report for the design and construction of the municipal services to the City for review and approval. The Owner shall agree in the Development Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

The Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan, and the approved Class EA for the Steeles West Secondary Plan (OPA #620) East-West Collector Road, to the satisfaction of the City.

The Owner shall agree in the Development Agreement to pay its proportionate share of the cost to implement the ultimate servicing scheme for the OPA #620 development area and Black Creek Erosion Improvement Works as set out in the approved Steeles West (OPA #620) Servicing Strategy Master Plan and Black Creek Stormwater Optimization Study, to the satisfaction of the City.

The Site Plan Agreement shall include the following conditions:

- that no Building Permits shall be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed site development;
- the Owner shall undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping, or other arrangements to the satisfaction of the City;
- the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the site development; and,
- the Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan and the Steeles West Secondary Plan East-West Collector Road Class EA.

#### Vaughan Public Works - Solid Waste Management

The Public Works Department has reviewed the waste management plans proposed for the development and find them to be satisfactory. The final waste collection design standards submission must be approved by the Public Works Department.

#### City of Toronto

The subject lands are located on the north side of Steeles Avenue West, and as such, the City of Toronto has jurisdiction with respect to access. The applications have been reviewed by the City of Toronto who are not opposed to allowing the Regulated Health Professional use. The Owner and the City of Vaughan will work with the City of Toronto to address the comments below provided by the City of Toronto prior to the implementing Zoning By-law being enacted and final approval of the site plan.

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a) Grade Relationship with the Steeles Avenue West Sidewalk

The City of Toronto has requested cross sections with geodetic co-ordinates at the curb level to confirm that the main entrances of the buildings in Phases 2 and 3 are flush with grade.

b) Continuous Building Frontage on Steeles Avenue West

The City of Toronto suggests that the open courtyard between Phases 2 and 3, should be orientated to support public streetscapes, and that the tiered fountain should be located on the south side of the plaza, not on the north side, to create a more positive open space edge along Steeles Avenue West.

It is be noted that the City of Vaughan staff is satisfied with the courtyard design.

c) Loading Spaces

Loading areas should not be visible from public street edges and Policy 4.3.4 (ii) of OPA #620 does not permit loading areas and driveways between a building and the public sidewalk along Steeles Avenue West and the north-south local road. The proposed loading area should be re-located to the north side of the building to minimize views from the public realm (similar to the Phase 3 building). Furthermore, the 2.4 m high board-on-board screen to the loading area in the Phase 2 building, poses potential sightline and safety concerns. Landscape screening is preferred to the board-on-board fencing.

The City of Vaughan is satisfied with the proposed location of the loading area for the Phase 2 building, which mirrors the loading area for the existing office building at the northwest corner of Keele Street and Steeles Avenue. The Phase 2 building has frontage on three roads, and the placement of the loading area is problematic. OPA #620 also includes Policy 4.3.4 i) that indicates that parking and service entrances should have the least possible impact on the streetscape and public open spaces. Vaughan staff will work with the Owner to enhance the screening of the loading area.

d) Landscaping and Street Trees on Steeles Avenue West

- The landscape plans illustrate 40 new City trees within the City of Toronto's municipal right-way. The funds from the tree planting security deposit will be drawn upon to cover any costs Urban Forestry incurs as a result of enforcing and ensuring that the trees are kept in a healthy and vigorous state. City trees are to be spaced at 8 to 10 metres on centre, with 8 metre intervals recommended between trees.
- The landscape plan proposes to plant American Beech Trees and Bradford Pear trees. Urban Forestry finds this unsatisfactory. Urban Forestry requires a revised Landscape Plan. A double row of trees must also be provided within the Steeles Avenue right-of-way.
- The landscape plan proposes to plant trees in turf. Urban Forestry is not in agreement. Urban Forestry requires a revised landscape plan showing the approved tree pit detail for the City Right-of-Way.
- The proposed soil trenches are to be revised to 2.4 m wide on Steeles Avenue West consistent with Section B-North Side of Steeles Avenue Cycle Track and Pedestrian Sidewalk (10.2 m Condition). A revised landscape plan is required showing the approved tree pit detail for the City Right-of-Way.
- The proposed soil trenches are to be 2.4 m wide and should not encroach into or under the sidewalk.

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- All landscaping on slab should include automatic irrigation.

#### e) Steeles Avenue West Street Sections

The Toronto Planning Department requires revised sections through Steeles Avenue West to reflect the boulevard design in the draft Steeles West Urban Design and Streetscape Plan, in particular Section B - North Side of Steeles Avenue Cycle Track and Pedestrian Sidewalk.

#### f) Proposed Alignment of Street 'G'

While the conceptual alignment of the street south of Steeles Avenue West (the continuation of Street "G") is shown on the plans, additional detail is required. In the York University Secondary Plan this alignment is designated as a Primary street with a minimum 23 metre right-of-way. The Plan needs to show the full minimum right-of-way (ROW) extending south of the heritage site for Planning, Transportation Services and Heritage Preservation staff to ensure that the road alignment will not impact the heritage site/cultural heritage landscape, as well as to ensure the proper location of the signal and intersection.

#### g) Toronto Transit Commission (TTC)

The TTC has reviewed the Traffic Impact Study (TIS) for the development, and in order to mitigate delays to transit operation caused by site-generated traffic, the Owner shall provide \$175,000 for the implementation of signal priority or to be used toward other mitigation measures such as an eastbound queue jump lane on Steeles Avenue West at Keele Street. Additionally, the TIS recommends the signalization of the Steeles Avenue West/future 'Street G' intersection. If this signalization is approved, it shall be equipped with transit signal priority as part of the installation.

#### h) Development Engineering

Comments from the City of Toronto Development Engineering are summarized as follows:

- Revisions and clarification of data is required prior to approval of the Traffic Impact Study submitted by the applicant.
- Revisions and clarification of data is required with regard to Fire Access Route requirements.
- The Stormwater Management Report must demonstrate that the site development will not alter existing drainage patterns and the storm water runoff from the subject development will not be directed to the Steeles Avenue West municipal right-of-way.
- The Erosion and Sediment Control Plan is to be revised to ensure construction access will be reviewed and approved by Transportation Services.
- All road works within the Steeles Avenue West right-of-way must be approved and constructed as per City of Toronto Standards rather than the City of Vaughan.

#### i) Transportation - Site Plan Comments

- The Owner shall submit a cost estimate for only the median related works that will be required as part of the new traffic control signals at the Street "G" / Steeles Avenue West intersection, which will form the basis for a financial guarantee that will be required to be submitted prior to site plan approval.

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- Prior to site plan approval, the Owner must submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque (amount to be determined) to the City of Toronto, as required by Transportation Services for the required road modifications on Steeles Avenue West and traffic control signal at the Street “G” / Steeles Avenue West intersection.
- The applicant must obtain the necessary authorizations and permits from the Right-of-Way Management Section before excavating or encroaching into the municipal road allowance.

The Owner will be required to satisfy the requirements of the City of Toronto prior to execution of the Site Plan Agreement and Development Agreement(s) for the proposal. Vaughan staff will work with the Owner and the City of Toronto to resolve the outstanding issues. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the Zoning By-law Amendment and Site Development applications and supports the proposal in principle. The TRCA is working with the Owner to finalize the details with respect to stormwater retention and erosion and sediment control matters. The TRCA has advised that revisions are required to the site grading and servicing plans and storm water management report submitted in support of the proposal. A condition to this effect is included in the recommendation of this report.

NAV CANADA / Transportation Canada

NAV Canada has evaluated the subject applications and has no objection to the project, but has requested the applicant to notify them upon completion of construction. The Owner is also in receipt of assessed Transport Canada Aeronautical Obstruction Clearances from Transportation Canada.

Hydro One Networks Inc. (HONI)

The subject lands abut a hydro corridor to the north that is owned by the Province as represented by the Ministry of Infrastructure. Ontario Infrastructure (IO) and Lands Corporation as agent for the Province must review all secondary land uses such as a road that might be proposed on these lands. Hydro One Networks Inc. acts as a service provider to IO and undertakes this review on their behalf and provides the following comments:

The conditions detailed herein do not constitute an endorsement of any element of this proposed site plan development, nor do they grant permission to proceed with works on the transmission corridor lands. HONI, in its capacity as the statutory easement holder, has reviewed the materials/plans provided, and are providing the following conditions to be included in the Site Plan Agreement.

1. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to HONI for review and approval. Drainage must be controlled and directed away from IO/HONI transmission corridors.
2. Temporary fencing must be installed along the edge of the shared property line *prior to the start of construction*. Permanent fencing must be installed along the shared property line after construction is completed, all at the developer's expense.

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3. IO/HONI transmission corridor is not to be used without the express written permission of HONI during construction and there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon.
4. The costs of any relocations or revisions to HONI facilities that may be necessary to accommodate this site plan will be borne by the Owner.

HONI has requested that the following be conveyed to the proponent as a precaution:

The transmission lines abutting the subject lands operate at 500,000, 230,000 or 115,000 volts. Section 186 – proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 KV conductors is 4.5 metres (15 feet), and for 115kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

A condition with respect to the requirements of HydroOne is included in the recommendation of this report.

#### Vaughan Recreation and Culture

The Cultural Services Division has no objection to the proposed application, however, it should be noted that the subject parcel of land lies in an area identified as being of high archaeological potential in the City's database of archaeological resources. As such, the Owner is advised that the following standard clauses apply:

- i) should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Policy Planning, Development Planning and Recreation and Culture Departments shall be notified immediately; and,
- ii) in the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

A condition to this effect is included in the recommendation of this report.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

- i) Lead & Promote Environmental Sustainability

The proposed landscape plan includes drought tolerant plant material/grey water irrigation/xeriscaping to promote water efficiency and quantity and quality stormwater



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ponds to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) **Manage Growth and Economic Well Being**

Creating a positive environment that encourages innovation and prosperity.

The development facilitates intensification located on a designated Primary Centre to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

iii) **Promote Community Safety, Health & Wellness**

Actively promoting healthy lifestyles to encourage a high quality of life and the well-being and safety of residents.

The proposed development includes a public neighbourhood park to enhance the City's existing inventory of public amenity spaces.

#### **Regional Implications**

The applications were circulated to the Region of York Transportation and Community Planning Department, and they have indicated that they have no objections to the approval of Phases 2 and 3. The Region will require a Site Plan Agreement with the Owner and will provide a condition that states the Region generally agrees with the location for all the buildings. However, future Site Plan Applications for Phases 4 and 5 (which will require Council approval regarding the proposed building elevations) will need to address Regional requirements, including underground structures, shoring and crane-swing encroachments. The Region's comments are related to the proposed works that affect Keele Street.

The Region has a capital delivery project planned for this section of Keele Street that will widen the road from 4 lanes to 6 lanes. The Region supports the dual north bound left turn lanes from Street "X" to Keele Street. Coordination is necessary between the applicant's consultants and the Region's consultants to ensure the two projects work together. Meeting(s) are going to be set up by the Development Approvals Staff to discuss the coordination including the following:

- there are revisions required to the draft 65R-Reference Plan and a Phase 1 ESA is required prior to conveyance of lands to the Region;
- a cost estimate for the proposed works in the Region's right-of-way is required;
- separate line painting and signal relocation design drawings are required by one of the Region's approved consultants meeting the Region's requirements;
- the consultant will be required to provide a dewatering plan for the excavations to build Phases 2 and 3;
- a traffic management and staging plan will also be required;
- a revised cost estimate is required in order to determine the financial requirements for these phases of the project; and,
- finalization of the required drawings for the intersection works at Keele Street and Street "X".

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Once the drawings are closer to meeting the Region's standards and the financial requirements have been established, the Region will provide the conditions that will form the bi-party Site Plan Agreement between the Owner and the Region. The Region requests that no Building Permits be issued until the Region has provided sign-off after the Site Plan Agreement has been executed. The Owner will be required to fulfill all requirements of the Region of York Transportation Services and Community Planning Department.

#### **Conclusion**

The Owner will be constructing the planned north/south (Street "G") and east/west (Street "X") streets to facilitate the proposed office building campus. In order to do so, the Owner will be required to enter into a Development Agreement facilitated by the City of Vaughan Development/Transportation Engineering Department. Approval will also be required from the City of Toronto as they have jurisdiction over Steeles Avenue West. Approval of the recommendation within this report will allow the Owner and their representatives, the opportunity to continue discussions with the City of Vaughan and City of Toronto to finalize the required approvals and agreements for the infrastructure improvements.

Zoning By-law Amendment File Z.12.036 and Site Development File DA.08.051 have been reviewed in accordance with the policies of OPA #620, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the City of Toronto, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to amend Zoning By-law 1-88 to permit a Regulated Health Professional Office as an additional use on the subject lands in an EM1 Prestige Employment Area Zone and the site-specific zoning exceptions to permit 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> neighbourhood park block is appropriate and compatible with the surrounding land uses, and conforms to the Official Plan. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

#### **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. 8483  
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.)

**COMMITTEE OF THE WHOLE JUNE 18, 2013**

**ZONING BY-LAW AMENDMENT FILE Z.12.036  
SITE DEVELOPMENT FILE DA.08.051  
STEELES KEELE INVESTMENTS LIMITED  
WARD 4 – VICINITY OF KEELE STREET AND STEELES AVENUE WEST**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.12.036 (Steeles Keele Investments Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 as follows:
  - a) rezone the proposed neighbourhood park location as shown on Attachment #3 from EM1 Prestige Employment Area Zone to OS2 Open Space Park Zone (park block);
  - b) permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone;
  - c) prohibit a day nursery use on the subject lands;
  - d) permit the site-specific zoning exceptions identified in Table 1 of this report; and,
  - e) permit surface parking on the proposed neighbourhood park location on a temporary basis, subject to the Owner entering into an Agreement with the City.
2. That prior to the enactment of the implementing Zoning By-law by Vaughan Council:
  - a) the final site plan drawings and details and reports for Site Development File DA.08.051 shall be approved to the satisfaction of the Vaughan Development Planning Department and Vaughan Development / Transportation Engineering Department; and,
  - b) the Owner shall enter into a Development Agreement and / or other Agreement as required to secure infrastructure including but not limited to the planned north/south (Street "G") and east/west (Street "X") roads and the neighbourhood park as shown on Attachment #3, and as discussed in this report, to the satisfaction of the Vaughan Development / Transportation Engineering, Development Planning and Parks Development Departments; and,
3. THAT Site Development File DA.08.051 (Steeles Keele Investments Limited) BE APPROVED, to permit the phased development of the subject lands 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> neighbourhood park block as shown on Attachments #3 to #6, and #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 (Street "X"), and a future one-storey 1,263 m<sup>2</sup> expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Agreement:
    - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans, site illumination, storm water management, geotechnical reports, transportation demand management

plan, and site access and internal traffic circulation plan shall be approved to the satisfaction of the Vaughan Development / Transportation Engineering Department;

- iii) the Owner shall enter into a Development Agreement for the provision of the municipal roads (Streets "G" and "X") satisfying all requirements of the Vaughan Development / Transportation Engineering Department;
- iv) the Owner shall agree in the Development Agreement to design and construct the municipal services to meet the City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan, to the satisfaction of the City;
- v) the Owner shall agree in the Development Agreement to pay their proportionate share of the cost to implement the ultimate servicing scheme for the OPA #620 development area and Black Creek Erosion Improvement Works as set out in the approved Steeles West (OPA #620) Servicing Strategy Master Plan and Black Creek Stormwater Optimization Study, to the satisfaction of the City;
- vi) the Owner shall prepare a Reference Plan to be deposited with the Land Registry Office and dedicate the lands identified for a public neighbourhood park to the City of Vaughan; and, the Owner shall enter into a Parkland Credit Agreement with the City of Vaughan;
- vii) the Owner shall enter into an Agreement with the City of Vaughan in order to facilitate the interim parking of vehicles on lands identified for the proposed neighbourhood park;
- viii) the Owner shall satisfy all requirements of the Vaughan Public Works Department respecting waste management on the site;
- ix) the Owner shall satisfy all requirements of the Vaughan Parks Development Department respecting the proposed Neighbourhood Park;
- x) the Owner shall satisfy all requirements of the Vaughan Real Estate Division;
- xi) the Owner shall satisfy all archaeological requirements of the Vaughan Recreation and Culture Department, Cultural Services Division;
- xii) the Owner shall satisfy the requirements of the City of Toronto;
- xiii) the Owner shall satisfy all hydro requirements of HydroOne;
- xiv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA); and,
- xv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,

b) that the implementing Site Plan Agreement include the following provisions:

- i) the Owner shall undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping, or other arrangements to the satisfaction of the City;

- ii) the Owner shall be required to submit a future Site Development Application for the approval of the building elevations for Phases 4 and 5, which shall also address all requirements of the Region of York;
- iii) that no Building Permits shall be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed site development;
- iv) the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the site development;
- v) the Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan;
- vi) the Owner shall be required to enter into the necessary Agreement with the City of Vaughan to facilitate the use of future public neighbourhood park lands with temporary interim parking;
- vii) should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport, and the City of Vaughan's Policy Planning, Development Planning and Recreation and Culture Departments shall be notified immediately; and,
- viii) in the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

### **Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

- Objective 4.3: To encourage the establishment of green businesses and sustainable business practices.

In accordance with the goals and objectives identified above, the Owner has advised that the development will be constructed to a LEED Silver certified standard and includes the following building and site development features:

- i) green roofs;
- ii) enhanced waste management plan;
- iii) landscaping will be designed with drought resistant vegetation to eliminate the need for irrigation with potable water;
- iv) use of dual-flush toilets, ultra-low flow faucets, low-flow kitchen faucets and ultra-low flow showerheads; and,
- v) use of recycled drywall, mineral insulation, and steel.

### **Economic Impact**

There are no requirements for new funding associated with this report.

### **Communications Plan**

On November 2, 2012, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 27, 2012, was ratified by Council on December 11, 2012. To date, no written comments have been received from the notice circulation.

### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.12.036, specifically to amend Zoning By-law 1-88 to permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone and the site-specific zoning exceptions identified in Table 1 of this report; and,
2. Site Development File DA.08.051 to permit the phased development of the subject lands 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> neighbourhood 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 (Street "X"), and a future one-storey 1,263 m<sup>2</sup> expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue and Keele Street.

### **Background - Analysis and Options**

#### **City of Vaughan Official Plan**

The subject lands are designated "Corridor" by in-effect OPA #620 (The Steeles Corridor – Jane to Keele Plan), which permits a maximum building height of 8 storeys and a maximum density for prestige office employment uses of 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 (Streets "X" and "G"), 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.

The subject lands are designated "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) as further modified and endorsed by Region of York Council on June 28, 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 on the subject lands. The application is consistent with and conforms to VOP 2010.

### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. The office of a Regulated Health Professional is not a permitted use in the EM1 Prestige Employment Area Zone, and therefore, an amendment to Zoning By-law 1-88 is required to permit the use and the following site-specific zoning exceptions identified below in Table 1 to implement the proposed plan shown on Attachments #3 - #10:

Table 1:

	<b>By-law Standard</b>	<b>By-law 1-88 EM1 Prestige Employment Area Zone Requirement</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone</b>
a.	Maximum Building Height	15 m	46 m (8 storeys)
b.	Maximum Gross Floor Area (GFA) Devoted to Commercial Uses on the Ground Floor of an Office Building.	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 m	10 m
d.	Minimum Rear Yard Setback (Phase 4 Building to Street "G")	12 m	11 m
e.	Minimum Interior Side Yard Setback (Phase 4 Building to Street "X")	6 m	4.5 m
f.	Minimum Interior Side Yard Setback (Phase 5 Building to Street "X")	6 m	3 m
g.	Minimum Setback from a Sight Triangle (Phase 3 Building)	12 m	6 m
h.	Minimum Setback from a Sight Triangle (Phase 4 Building)	12 m	0 m
i.	Minimum Setback from a Sight Triangle (Phase 5 Building)	6 m	1 m

j.	Minimum Setback to Underground Structure (Exhaust Shaft Fronting Keele Street)	1.8 m	0 m
k.	Minimum Landscape Strip Width Abutting Keele Street	9 m	8 m (and 1 m abutting sight triangle at Phase 5 Building)
l.	Minimum Landscape Strip Width Abutting Future North/South Street (Street "G")	3 m	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 Office )</p> <p>90,419 m<sup>2</sup> at 3.5 / 100 m<sup>2</sup> of GFA (and not including Regulated Health Professional uses) = 3,165 parking spaces</p>	2,360 spaces at a rate of 2.5 spaces / 100 m <sup>2</sup> of GFA to serve all uses including the proposed Regulated Health Professional Office use.

#### Regulated Health Professional Office Use

Zoning By-law 1-88 permits Business or Professional Offices, but not including for Regulated Health Professionals within an EM1 Prestige Employment Area Zone. The Development Planning Department has no objections to permitting Regulated Health Professionals within the office building on the subject lands which will allow the Owner flexibility in leasing the development and should contribute to a diverse mix of uses within the overall development. Enbridge Gas has no concerns with the proposed additional use, however, have advised that they would not support Day Nursery and Day Care uses. Enbridge Gas Distribution has a large natural gas regulator station on the west side of Keele Street, north of the subject lands. Allowing a day care or day nursery within 200 metres of the station may restrict the ability of Enbridge Gas to operate the gas plant. A recommendation is included to require the implementing zoning by-law to specifically prohibit a day nursery / day care use from the subject lands.

#### Building Setbacks and Landscape Requirements

The proposed zoning exceptions to the building height, maximum gross floor area (GFA) devoted to commercial uses on the ground floor of an office building, landscaping, and building setbacks, are considered to be appropriate for the development of the lands. These exceptions will facilitate multiple buildings in a campus setting that includes a neighbourhood park that will be desirable from an urban design perspective. The Vaughan Development Planning Department has no objections to the proposed exceptions as the proposal will facilitate a well-designed office development at this location and will serve to implement the policy direction of the Secondary Plan.



## Parking

The Vaughan Development/Transportation Engineering Department has reviewed the Traffic and Parking Impact Study, dated October 2012, prepared by AECOM. The study concludes that the proposed parking ratio of 2.5 spaces / 100 m<sup>2</sup> of gross floor area could be adopted for the site for Phase 2 and Phase 3 development. The study indicates that before construction of Phase 4 and 5, surveys of actual peak utilization should be conducted with an adjustment in the parking ratio based on actual onsite parking demand. If the surveys indicate a lower demand due to construction of higher order transit, then a lower parking ratio could be adopted in the future. The proposed parking supply rate is found to be adequate based on the supporting analysis. The Vaughan Development / Transportation Engineering Department concurs with the study and accepts its conclusions and recommendations to support the proposed reduction in the number of parking spaces. However, Region of York and City of Toronto approval of the study is required as each has jurisdiction along Keele Street and Steeles Avenue, respectively.

## Site Plan Review

The Owner is proposing 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> neighbourhood 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 West and Keele Street. The site will be served by three access driveways comprising the existing right-in-right-out on Steeles Avenue; the existing signalized access with a median cut on Keele Street; and, a new signalized access is proposed at Steeles Avenue West with the proposed north/south road (Street "G"). At full build-out the site will be served by two accesses directly on each of the proposed new roads (Streets "G" and "X").

At full build-out, the development will include 90 parking spaces at grade, and each of the four new office buildings will have 3 levels of underground parking with spaces for 2270 cars, for a total of 2360 parking spaces.

### a) Phasing

A 9,230 m<sup>2</sup> office building (Phase 1) is currently situated at the northwest corner of Keele Street and Steeles Avenue. At full build-out, the site will be developed with 5 office buildings having a total gross floor area of 90,419 m<sup>2</sup>. Phases 2 and 3 of the development will consist of two, 8-storey office buildings, each with a gross floor area of 21,407 m<sup>2</sup>, and fronting onto Steeles Avenue. The Owner has advised that estimated construction of the first phase is 2015. Phases 4 and 5 of the project will include the 8 and 6 storey office buildings (21,407 m<sup>2</sup> and 15,705 m<sup>2</sup>, respectively ) 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. Phase 4 and Phase 5 construction is estimated in 2021. The Owner has informed that their intention is to construct the 2 new roads identified in Attachment #3, at the earliest time possible.

### b) Park

The proposal includes a Neighbourhood Park in the general location as identified in OPA #620 as shown on Attachment #3. The park land is required by the Owner for temporary parking purposes until full build-out. The recommendations within this report include conditions that the lands be conveyed to the City and that the Owner enter into an Agreement with the City with regard to the use of the lands for temporary parking, prior to the registration of the Site Plan Agreement for the first phase of development, should the application be approved. The implementing Zoning By-law for the property will also permit parking on the lands on a temporary basis.

The Vaughan Parks Development Department has reviewed the application and provides the following comments:

“The proposal includes a Neighbourhood Park as shown on Attachment #3. The park land dedication requirement for this proposed development is estimated to be approximately 1300 m<sup>2</sup> of parkland (2% for commercial development). The Owner is proposing approximately 5349 m<sup>2</sup>, which is an over dedication of parkland for this proposed development. The total lands (developable lands) is approximately 65,000 m<sup>2</sup> for this proposed development.

It is also recommended that prior to the registration of the Site Plan Agreement, the Owner shall enter into an Agreement with the City regarding the conveyance of the park land and all other matters associated with the lands noted to be conveyed as parkland for this proposed development, including an Agreement to use the park for parking on a temporary basis, and the calculation of the surplus parkland dedication credit.

Other general comments include:

- that the applicant provide an itemized cost estimate (including quantity, unit costs and total) for the conceptual design of the park, with quantities of softscape and hardscape areas;
- the boundary of the park limit along the edge of the private road will need to be determined; and,
- park development details will need to be developed with the Owner's Landscape Architect consultant.”

A condition to this effect is included in the recommendation of this report.

c) Landscape Plan

The proposed landscape plan is shown on Attachment #4 and consists of coniferous and deciduous trees, shrubs and ornamental grasses and hard landscape features. The landscaping articulates the perimeter streets as well as the internal secondary road network. The development proposal includes a 5,349 m<sup>2</sup> Neighbourhood Park as identified in OPA No. 620 and a courtyard is also shown between the buildings identified as Phases 2 and 3 on Attachment #3.

d) Elevations

The proposed building elevations are shown on Attachments #5 to #10. The applicant has submitted elevations for the entirety of the site consisting of the four new buildings and future addition to the existing building (Phases 2, 3, 4 and 5). However, the Development Planning Department is recommending approval of the elevations for Phases 2 and 3 only at this time. The elevations for Phases 2 and 3 incorporate grey two-way silicon glazing; clear double glazed insulated vision units; oxford white shadow box panels; oxford white aluminum spandrel panels; silver metal panels; and, rhienzink pre-weathered blue grey corrugated metal siding.

The elevations for Phases 4 and 5 will require the submission of a future Site Development Application(s). The future elevations will be reviewed by City staff and shall be different, yet complimentary, to the buildings in Phases 2 and 3, so as to provide variation in the office building design.

e) Site Plan Summary

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #3 to #6 inclusive and will review the building elevations for Phases 4 and 5 as part of a future Site Development application(s). The Department will work together with the applicant and the City of Toronto to explore further improvements to the plans. Prior to the execution of the Site Plan Agreement, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the

Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Urban Design and Architectural Guidelines

The proposed development is consistent with the Urban Design Guidelines and Architectural Design Guidelines identified in OPA #620. The Steeles Avenue Corridor Urban Design Streetscape Plan Study was received by Vaughan Council on March 19, 2013. Approval of the plan is pending completion of the City-Wide Streetscape Implementation Manual and Financial Strategy Study (2013), which is expected in Q4 2013.

#### Vaughan Development / Transportation Engineering Department

The Vaughan Development / Transportation Engineering Department has reviewed the applications and provides the following comments:

##### a) Environmental

The following reports have been reviewed:

- Construction Control Inc. (CCI) report entitled "Addendum to 2008 Phase II Environmental Site Assessment at 2300 Steeles Avenue West, Vaughan, Ontario", dated May 17, 2013; and,
- CCI letter of reliance entitled "Addendum to 2008 Phase II Environmental Site Assessment at 2300 Steeles Avenue West, Vaughan, Ontario", dated May 23, 2013.

CCI has confirmed through their Phase II ESA addendum that the previous exceedences of the Trichloroethylene (TCE) and cobalt in groundwater were likely an analytical anomaly as the latest measured concentrations were below the 2011 MOE Standards.

Given that a Record of Site Condition was obtained for the Subject Property in 2009, a Phase I ESA Update and a Phase II ESA Addendum were submitted and confirmed no potential impacts on the subject property.

Since the proposed development includes the conveyance of park land to the City, the Site Plan Agreement shall include the provision that the proponent undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping. A condition to this effect is included in the recommendation of this report.

##### b) Services

Prior to the execution of the Site Plan Agreement, the final site servicing and grading plans, site illumination, storm water management, geotechnical reports, transportation demand management plan, site access and internal traffic circulation plan shall be approved to the satisfaction of the Development / Transportation Engineering Department.

##### c) Road Network

The proposed site plan includes the construction of two municipal roads. The proposed east-west collector road (Street X) is to be designed in accordance with the approved Steeles West East-West Collector Road Class EA. Street X will have a 26.0m right-of-way including a 3.0m multi-use pathway at the south side of the road. Street G is a north-south local roadway with a 23.0m right-of-way, which is proposed to connect to Steeles Avenue to create a full moves signalized intersection, subject to City of Toronto approval.

d) Municipal Services

The Owner is required to design and construct the municipal services associated with this site development to meet City standards and the requirements of the approved Steeles West (OPA620) Servicing Strategy Master Plan. The current site plan proposal includes:

- A new watermain system will be constructed on Streets X and G, which connects to existing watermain on Keele Street and Steeles Avenue West. The watermain looping system will maintain adequate water supply and pressure.
- A new sanitary sewer system is proposed on Street G to service the development, which will connect to the existing sanitary sewer at the north side of Steeles Avenue.
- The new roadways will be constructed with a conventional storm sewer system including catchbasins in accordance with the City standards.
- The draft Steeles West (OPA620) Servicing Strategy Master Plan identifies the need for a new storm water management facility to the west of this site to service approximately the east half of the OPA620 development area. The permanent storm water management facility is located beyond the limits of the site plan. Accordingly, the Owner is proposing to construct a temporary stormwater management pond just west side of Street G to service the subject lands. Following the construction of the permanent stormwater management pond as per the Steeles West (OPA620) Servicing Strategy Master Plan, the Owner shall decommission the stormwater management facility at its cost and to the satisfaction of the City.

e) Development Agreement(s)

The Owner shall enter into a Development Agreement(s) to satisfy all requirements of the City of Vaughan including but not limited to: financial; legal and engineering matters including payment of the development levies, provision of municipal roads – Streets 'X' and Street 'G', construction and decommission of the temporary stormwater management pond; municipal services; landscaping and fencing; conveyance of lands and easements; road and intersection improvement on Steeles Avenue West/Street 'G' and Keele Street/Street 'X'; and, the other matters of the City respecting the development of these lands in accordance with the latest standards. The Development Agreement shall be registered against the lands to which it applies, to the satisfaction of the City.

The Development Agreement shall address but not be limited to the following conditions:

The Owner shall agree to:

- a) construct a temporary stormwater management pond in accordance with the approved Construction Drawings. Following the completion of the permanent stormwater management pond as per the Steeles West (OPA 620) Servicing Strategy Master Plan, the Owner shall decommission the stormwater management facility at its cost and to the satisfaction of the City;
- b) convey the lands required for the temporary stormwater management pond to the City. If the City determines in its sole and absolute discretion, that the temporary stormwater management pond conveyed to the City for municipal services are no longer required, then the City may reconvey said lands to the Owner, and all costs and disbursements associated with said reconveyance shall be paid by the Owner;
- c) convey the proposed road allowances to the City without monetary consideration and free of all encumbrances.
- d) convey easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance; and,

- e) submit a soils report for the design and construction of the municipal services to the City for review and approval. The Owner shall agree in the Development Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

The Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan, and the approved Class EA for the Steeles West Secondary Plan (OPA #620) East-West Collector Road, to the satisfaction of the City.

The Owner shall agree in the Development Agreement to pay its proportionate share of the cost to implement the ultimate servicing scheme for the OPA #620 development area and Black Creek Erosion Improvement Works as set out in the approved Steeles West (OPA #620) Servicing Strategy Master Plan and Black Creek Stormwater Optimization Study, to the satisfaction of the City.

The Site Plan Agreement shall include the following conditions:

- that no Building Permits shall be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed site development;
- the Owner shall undertake a supplementary Phase II ESA investigation of the park land with on-site sampling undertaken only after the City has certified the rough grading of the park but prior to the placement of topsoil/landscaping, or other arrangements to the satisfaction of the City;
- the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the site development; and,
- the Owner shall design and construct the municipal services to meet City standards and the requirements of the approved Steeles West (OPA #620) Servicing Strategy Master Plan and the Steeles West Secondary Plan East-West Collector Road Class EA.

#### Vaughan Public Works - Solid Waste Management

The Public Works Department has reviewed the waste management plans proposed for the development and find them to be satisfactory. The final waste collection design standards submission must be approved by the Public Works Department.

#### City of Toronto

The subject lands are located on the north side of Steeles Avenue West, and as such, the City of Toronto has jurisdiction with respect to access. The applications have been reviewed by the City of Toronto who are not opposed to allowing the Regulated Health Professional use. The Owner and the City of Vaughan will work with the City of Toronto to address the comments below provided by the City of Toronto prior to the implementing Zoning By-law being enacted and final approval of the site plan.

#### a) Grade Relationship with the Steeles Avenue West Sidewalk

The City of Toronto has requested cross sections with geodetic co-ordinates at the curb level to confirm that the main entrances of the buildings in Phases 2 and 3 are flush with grade.

b) Continuous Building Frontage on Steeles Avenue West

The City of Toronto suggests that the open courtyard between Phases 2 and 3, should be orientated to support public streetscapes, and that the tiered fountain should be located on the south side of the plaza, not on the north side, to create a more positive open space edge along Steeles Avenue West.

It is be noted that the City of Vaughan staff is satisfied with the courtyard design.

c) Loading Spaces

Loading areas should not be visible from public street edges and Policy 4.3.4 (ii) of OPA #620 does not permit loading areas and driveways between a building and the public sidewalk along Steeles Avenue West and the north-south local road. The proposed loading area should be re-located to the north side of the building to minimize views from the public realm (similar to the Phase 3 building). Furthermore, the 2.4 m high board-on-board screen to the loading area in the Phase 2 building, poses potential sightline and safety concerns. Landscape screening is preferred to the board-on-board fencing.

The City of Vaughan is satisfied with the proposed location of the loading area for the Phase 2 building, which mirrors the loading area for the existing office building at the northwest corner of Keele Street and Steeles Avenue. The Phase 2 building has frontage on three roads, and the placement of the loading area is problematic. OPA #620 also includes Policy 4.3.4 i) that indicates that parking and service entrances should have the least possible impact on the streetscape and public open spaces. Vaughan staff will work with the Owner to enhance the screening of the loading area.

d) Landscaping and Street Trees on Steeles Avenue West

- The landscape plans illustrate 40 new City trees within the City of Toronto's municipal right-way. The funds from the tree planting security deposit will be drawn upon to cover any costs Urban Forestry incurs as a result of enforcing and ensuring that the trees are kept in a healthy and vigorous state. City trees are to be spaced at 8 to 10 metres on centre, with 8 metre intervals recommended between trees.
- The landscape plan proposes to plant American Beech Trees and Bradford Pear trees. Urban Forestry finds this unsatisfactory. Urban Forestry requires a revised Landscape Plan. A double row of trees must also be provided within the Steeles Avenue right-of-way.
- The landscape plan proposes to plant trees in turf. Urban Forestry is not in agreement. Urban Forestry requires a revised landscape plan showing the approved tree pit detail for the City Right-of-Way.
- The proposed soil trenches are to be revised to 2.4 m wide on Steeles Avenue West consistent with Section B-North Side of Steeles Avenue Cycle Track and Pedestrian Sidewalk (10.2 m Condition). A revised landscape plan is required showing the approved tree pit detail for the City Right-of-Way.
- The proposed soil trenches are to be 2.4 m wide and should not encroach into or under the sidewalk.
- All landscaping on slab should include automatic irrigation.

e) Steeles Avenue West Street Sections

The Toronto Planning Department requires revised sections through Steeles Avenue West to reflect the boulevard design in the draft Steeles West Urban Design and Streetscape Plan, in particular Section B - North Side of Steeles Avenue Cycle Track and Pedestrian Sidewalk.

f) Proposed Alignment of Street 'G'

While the conceptual alignment of the street south of Steeles Avenue West (the continuation of Street "G") is shown on the plans, additional detail is required. In the York University Secondary Plan this alignment is designated as a Primary street with a minimum 23 metre right-of-way. The Plan needs to show the full minimum right-of-way (ROW) extending south of the heritage site for Planning, Transportation Services and Heritage Preservation staff to ensure that the road alignment will not impact the heritage site/cultural heritage landscape, as well as to ensure the proper location of the signal and intersection.

g) Toronto Transit Commission (TTC)

The TTC has reviewed the Traffic Impact Study (TIS) for the development, and in order to mitigate delays to transit operation caused by site-generated traffic, the Owner shall provide \$175,000 for the implementation of signal priority or to be used toward other mitigation measures such as an eastbound queue jump lane on Steeles Avenue West at Keele Street. Additionally, the TIS recommends the signalization of the Steeles Avenue West/future 'Street G' intersection. If this signalization is approved, it shall be equipped with transit signal priority as part of the installation.

h) Development Engineering

Comments from the City of Toronto Development Engineering are summarized as follows:

- Revisions and clarification of data is required prior to approval of the Traffic Impact Study submitted by the applicant.
- Revisions and clarification of data is required with regard to Fire Access Route requirements.
- The Stormwater Management Report must demonstrate that the site development will not alter existing drainage patterns and the storm water runoff from the subject development will not be directed to the Steeles Avenue West municipal right-of-way.
- The Erosion and Sediment Control Plan is to be revised to ensure construction access will be reviewed and approved by Transportation Services.
- All road works within the Steeles Avenue West right-of-way must be approved and constructed as per City of Toronto Standards rather than the City of Vaughan.

i) Transportation - Site Plan Comments

- The Owner shall submit a cost estimate for only the median related works that will be required as part of the new traffic control signals at the Street "G" / Steeles Avenue West intersection, which will form the basis for a financial guarantee that will be required to be submitted prior to site plan approval.
- Prior to site plan approval, the Owner must submit a financial guarantee in the form of an irrevocable Letter of Credit or certified cheque (amount to be determined) to the City of Toronto, as required by Transportation Services for the required road modifications on Steeles Avenue West and traffic control signal at the Street "G" / Steeles Avenue West intersection.
- The applicant must obtain the necessary authorizations and permits from the Right-of-Way Management Section before excavating or encroaching into the municipal road allowance.

The Owner will be required to satisfy the requirements of the City of Toronto prior to execution of the Site Plan Agreement and Development Agreement(s) for the proposal. Vaughan staff will work with the Owner and the City of Toronto to resolve the outstanding issues. A condition to this effect is included in the recommendation of this report.

#### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the Zoning By-law Amendment and Site Development applications and supports the proposal in principle. The TRCA is working with the Owner to finalize the details with respect to stormwater retention and erosion and sediment control matters. The TRCA has advised that revisions are required to the site grading and servicing plans and storm water management report submitted in support of the proposal. A condition to this effect is included in the recommendation of this report.

#### NAV CANADA / Transportation Canada

NAV Canada has evaluated the subject applications and has no objection to the project, but has requested the applicant to notify them upon completion of construction. The Owner is also in receipt of assessed Transport Canada Aeronautical Obstruction Clearances from Transportation Canada.

#### Hydro One Networks Inc. (HONI)

The subject lands abut a hydro corridor to the north that is owned by the Province as represented by the Ministry of Infrastructure. Ontario Infrastructure (IO) and Lands Corporation as agent for the Province must review all secondary land uses such as a road that might be proposed on these lands. Hydro One Networks Inc. acts as a service provider to IO and undertakes this review on their behalf and provides the following comments:

The conditions detailed herein do not constitute an endorsement of any element of this proposed site plan development, nor do they grant permission to proceed with works on the transmission corridor lands. HONI, in its capacity as the statutory easement holder, has reviewed the materials/plans provided, and are providing the following conditions to be included in the Site Plan Agreement.

1. Prior to final approval, a copy of the lot grading and drainage plan, showing existing and final grades, must be submitted in triplicate to HONI for review and approval. Drainage must be controlled and directed away from IO/HONI transmission corridors.
2. Temporary fencing must be installed along the edge of the shared property line *prior to the start of construction*. Permanent fencing must be installed along the shared property line after construction is completed, all at the developer's expense.
3. IO/HONI transmission corridor is not to be used without the express written permission of HONI during construction and there will be no storage of materials or mounding of earth, snow or other debris on the transmission corridor. The proponent will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon.
4. The costs of any relocations or revisions to HONI facilities that may be necessary to accommodate this site plan will be borne by the Owner.

HONI has requested that the following be conveyed to the proponent as a precaution:

The transmission lines abutting the subject lands operate at 500,000, 230,000 or 115,000 volts. Section 186 – proximity – of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an



energized 500 kV conductor. The distance for 230 KV conductors is 4.5 metres (15 feet), and for 115kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

A condition with respect to the requirements of HydroOne is included in the recommendation of this report.

#### Vaughan Recreation and Culture

The Cultural Services Division has no objection to the proposed application, however, it should be noted that the subject parcel of land lies in an area identified as being of high archaeological potential in the City's database of archaeological resources. As such, the Owner is advised that the following standard clauses apply:

- i) should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Policy Planning, Development Planning and Recreation and Culture Departments shall be notified immediately; and,
- ii) in the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

A condition to this effect is included in the recommendation of this report.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead & Promote Environmental Sustainability

The proposed landscape plan includes drought tolerant plant material/grey water irrigation/xeriscaping to promote water efficiency and quantity and quality stormwater ponds to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Manage Growth and Economic Well Being

Creating a positive environment that encourages innovation and prosperity.

The development facilitates intensification located on a designated Primary Centre to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

iii) Promote Community Safety, Health & Wellness

Actively promoting healthy lifestyles to encourage a high quality of life and the well-being and safety of residents.

The proposed development includes a public neighbourhood park to enhance the City's existing inventory of public amenity spaces.

## **Regional Implications**

The applications were circulated to the Region of York Transportation and Community Planning Department, and they have indicated that they have no objections to the approval of Phases 2 and 3. The Region will require a Site Plan Agreement with the Owner and will provide a condition that states the Region generally agrees with the location for all the buildings. However, future Site Plan Applications for Phases 4 and 5 (which will require Council approval regarding the proposed building elevations) will need to address Regional requirements, including underground structures, shoring and crane-swing encroachments. The Region's comments are related to the proposed works that affect Keele Street.

The Region has a capital delivery project planned for this section of Keele Street that will widen the road from 4 lanes to 6 lanes. The Region supports the dual north bound left turn lanes from Street "X" to Keele Street. Coordination is necessary between the applicant's consultants and the Region's consultants to ensure the two projects work together. Meeting(s) are going to be set up by the Development Approvals Staff to discuss the coordination including the following:

- there are revisions required to the draft 65R-Reference Plan and a Phase 1 ESA is required prior to conveyance of lands to the Region;
- a cost estimate for the proposed works in the Region's right-of-way is required;
- separate line painting and signal relocation design drawings are required by one of the Region's approved consultants meeting the Region's requirements;
- the consultant will be required to provide a dewatering plan for the excavations to build Phases 2 and 3;
- a traffic management and staging plan will also be required;
- a revised cost estimate is required in order to determine the financial requirements for these phases of the project; and,
- finalization of the required drawings for the intersection works at Keele Street and Street "X".

Once the drawings are closer to meeting the Region's standards and the financial requirements have been established, the Region will provide the conditions that will form the bi-party Site Plan Agreement between the Owner and the Region. The Region requests that no Building Permits be issued until the Region has provided sign-off after the Site Plan Agreement has been executed. The Owner will be required to fulfill all requirements of the Region of York Transportation Services and Community Planning Department.

## **Conclusion**

The Owner will be constructing the planned north/south (Street "G") and east/west (Street "X") streets to facilitate the proposed office building campus. In order to do so, the Owner will be required to enter into a Development Agreement facilitated by the City of Vaughan Development/Transportation Engineering Department. Approval will also be required from the City of Toronto as they have jurisdiction over Steeles Avenue West. Approval of the recommendation within this report will allow the Owner and their representatives, the opportunity to continue discussions with the City of Vaughan and City of Toronto to finalize the required approvals and agreements for the infrastructure improvements.

Zoning By-law Amendment File Z.12.036 and Site Development File DA.08.051 have been reviewed in accordance with the policies of OPA #620, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the City of Toronto,

and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposal to amend Zoning By-law 1-88 to permit a Regulated Health Professional Office as an additional use on the subject lands in an EM1 Prestige Employment Area Zone and the site-specific zoning exceptions to permit 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> neighbourhood park block is appropriate and compatible with the surrounding land uses, and conforms to the Official Plan. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

#### **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:**

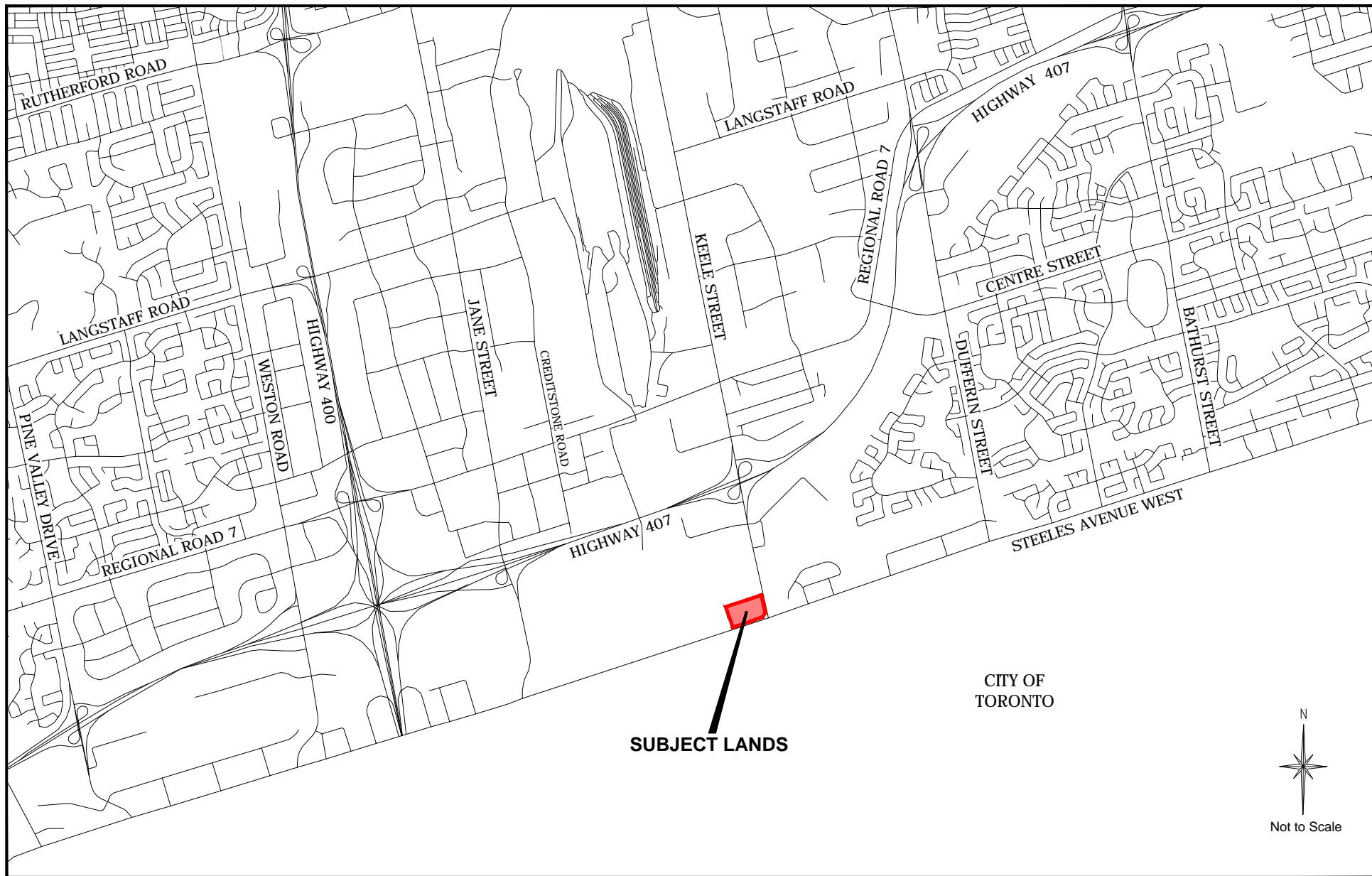
Clement Messere, Planner, ext. 8409  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



## Context Location Map

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited

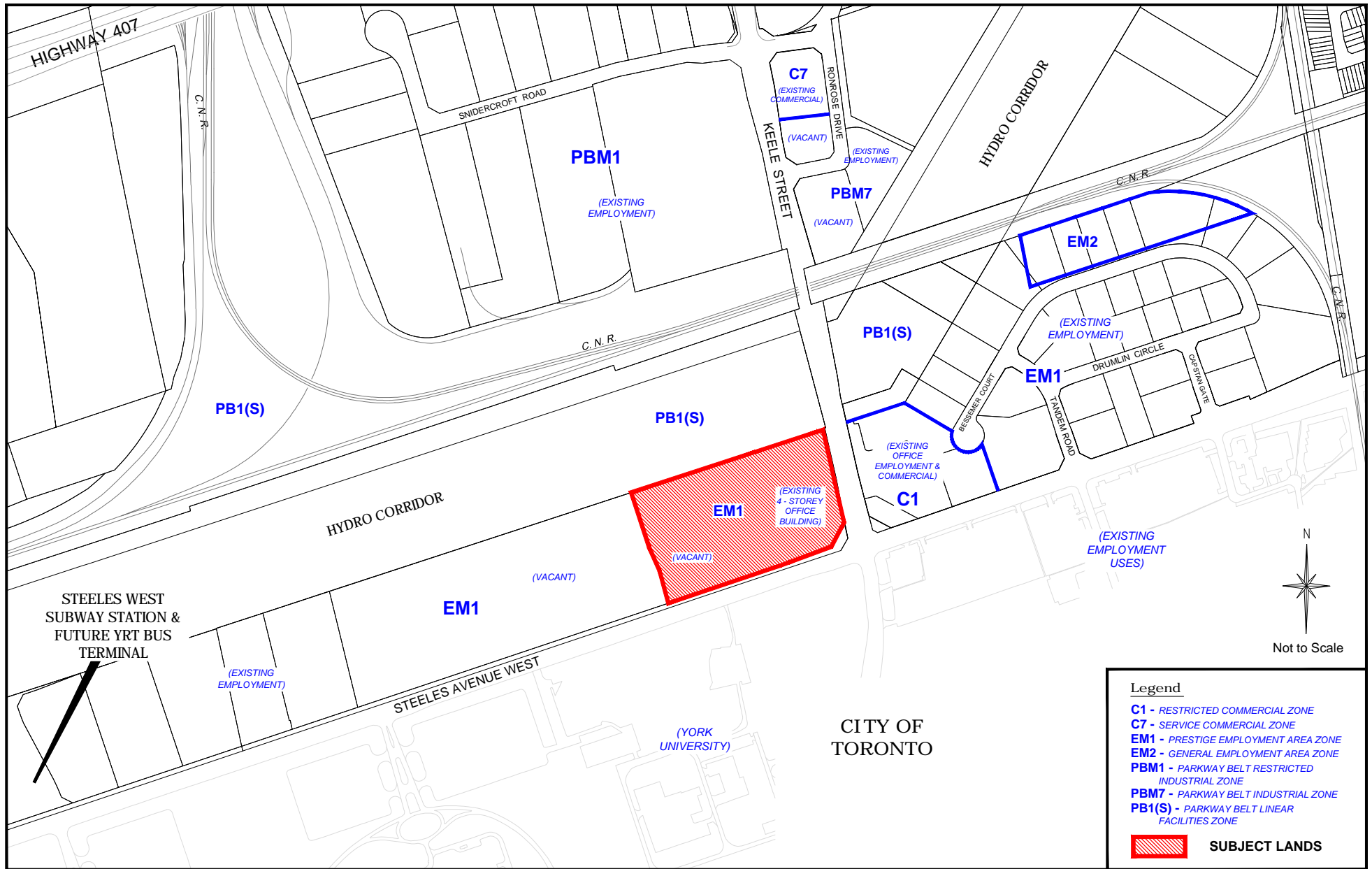


## Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

# 1



## Location Map

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited



## Attachment

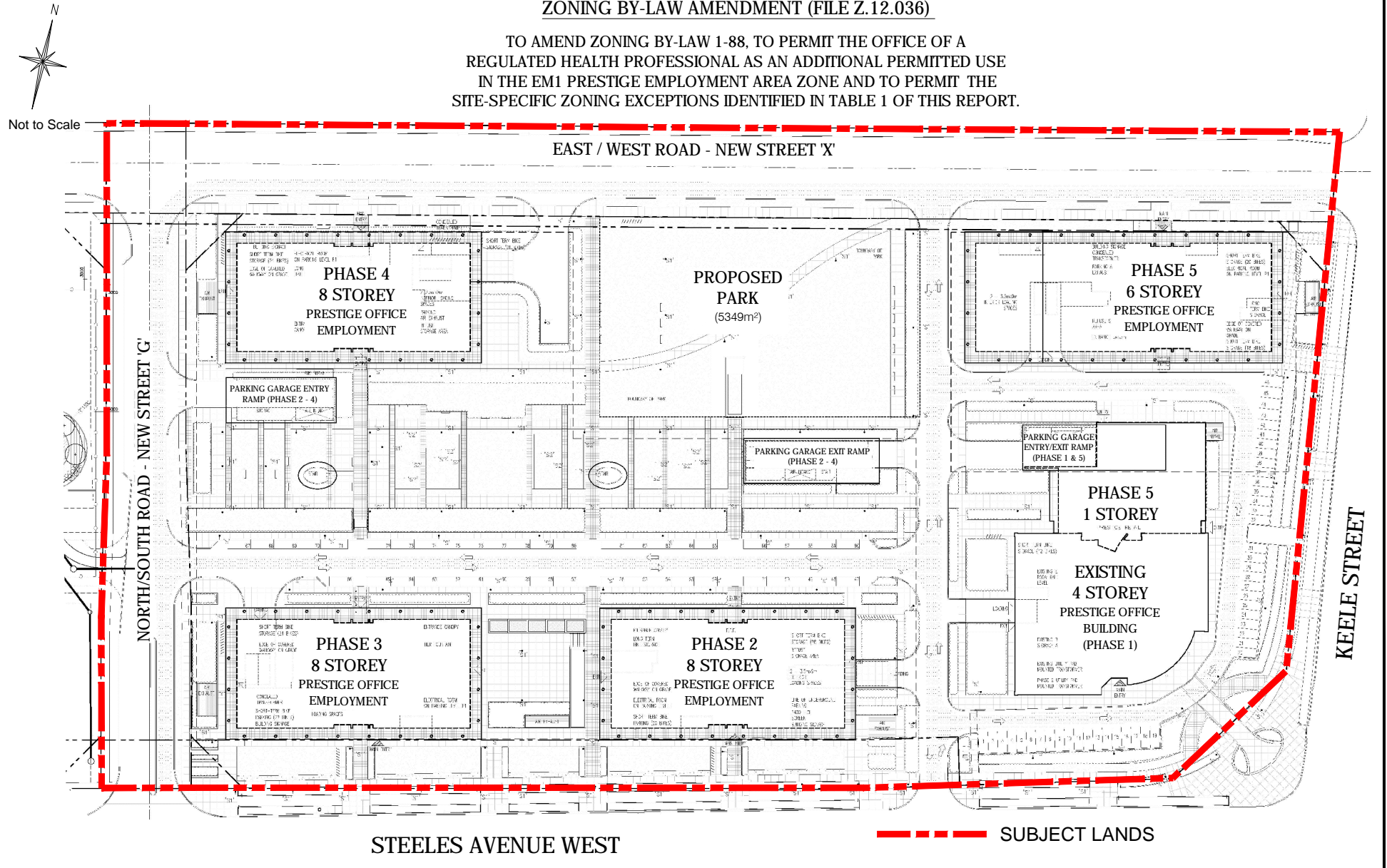
File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

2

**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.



## 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: June 18, 2013

3





## Landscape Plan

Location: Part of Lot 1,  
Concession 4

Applicant:  
Steeles Keele Investments Limited

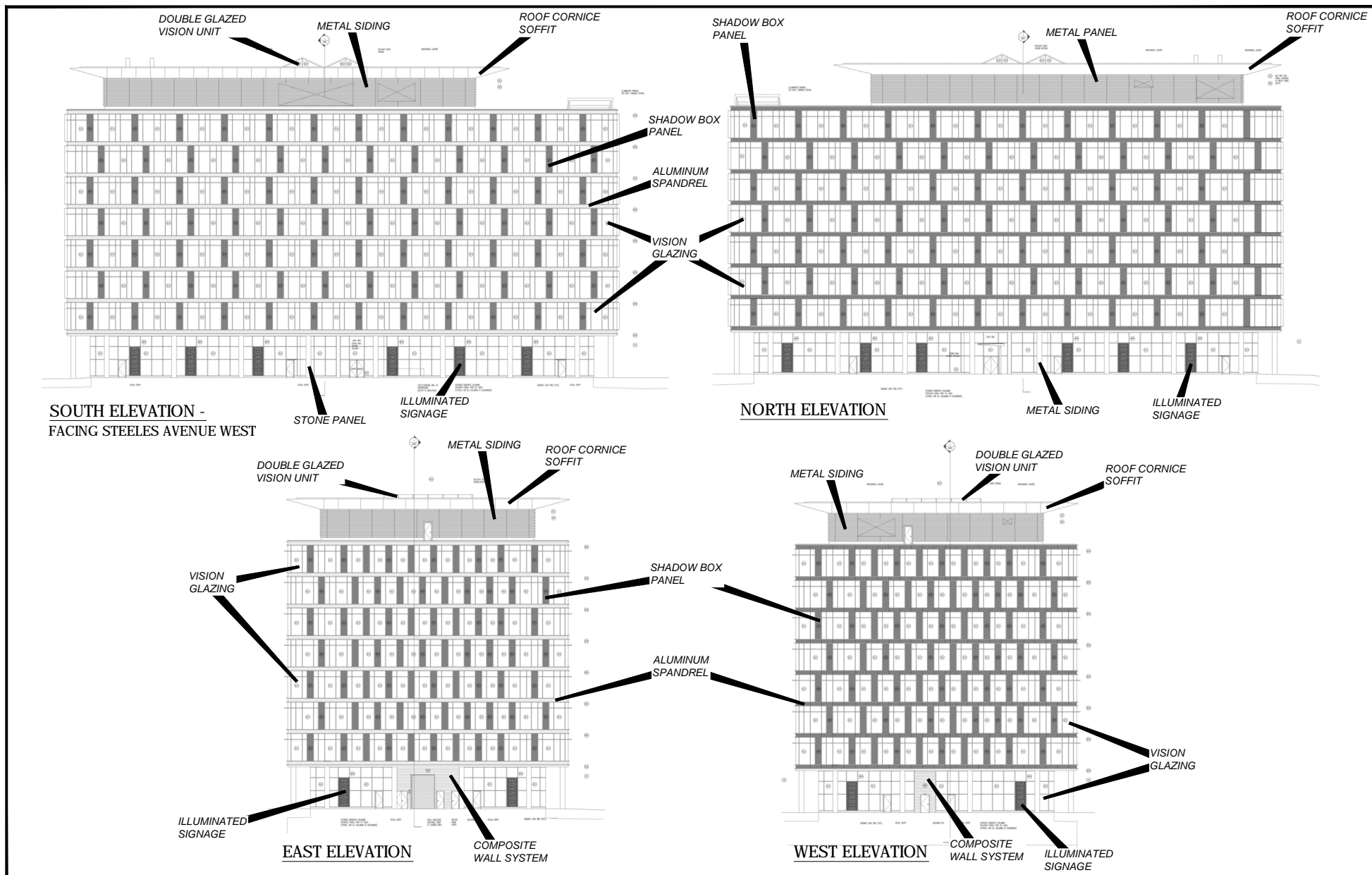


## Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

4



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

Applicant:  
Steeles Keele Investments Limited

Location: Part of Lot 1,  
Concession 4



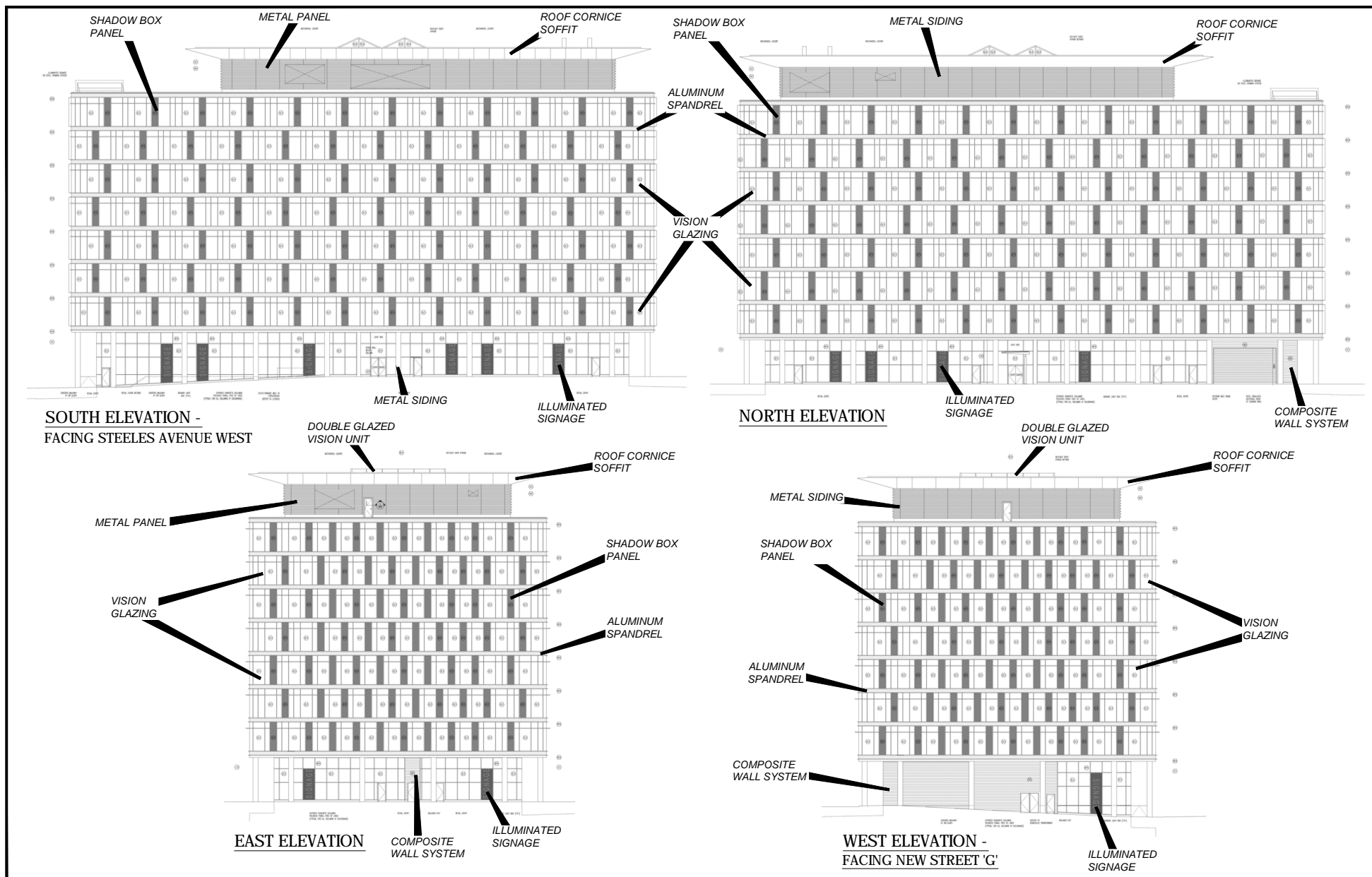
## Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

# 5





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

Applicant:  
Steeles Keele Investments Limited

Location: Part of Lot 1,  
Concession 4

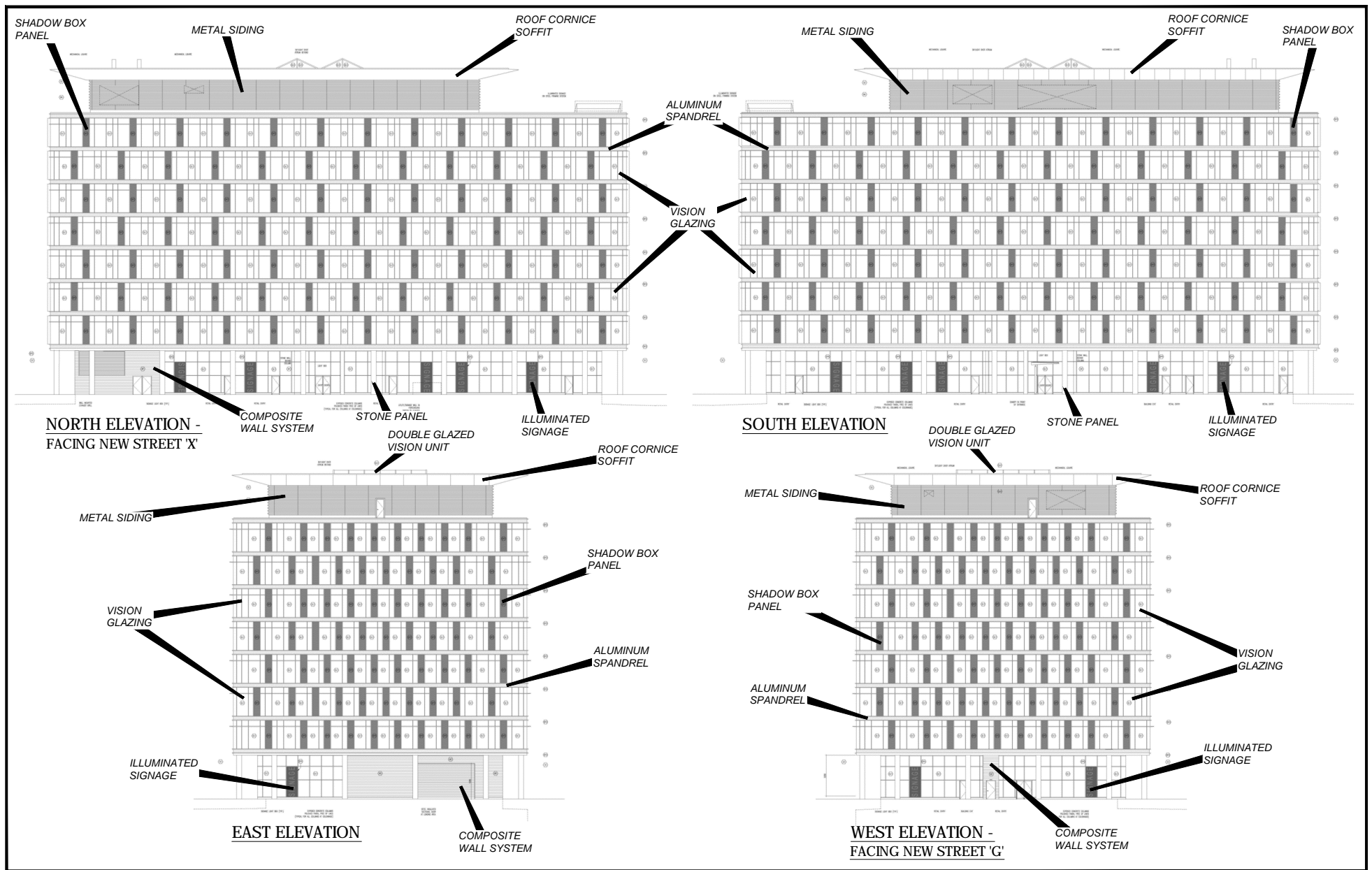


Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

6



## Elevation Plan - Phase 4 (8 - Storey Office Building)

Applicant:  
Steeles Keele Investments Limited

Location: Part of Lot 1,  
Concession 4

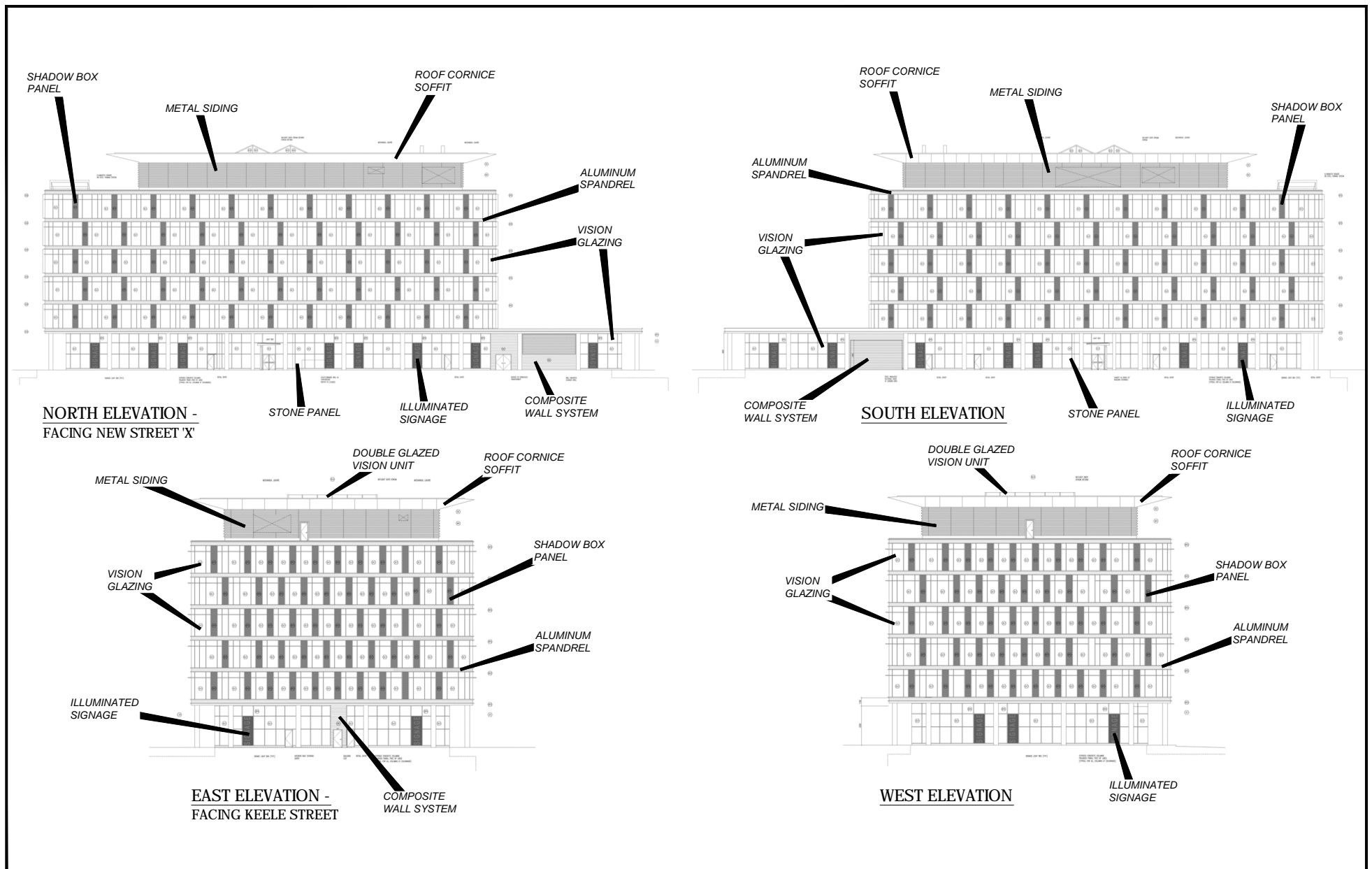


## Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

7



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

Applicant:  
Steeles Keele Investments Limited

Location: Part of Lot 1,  
Concession 4

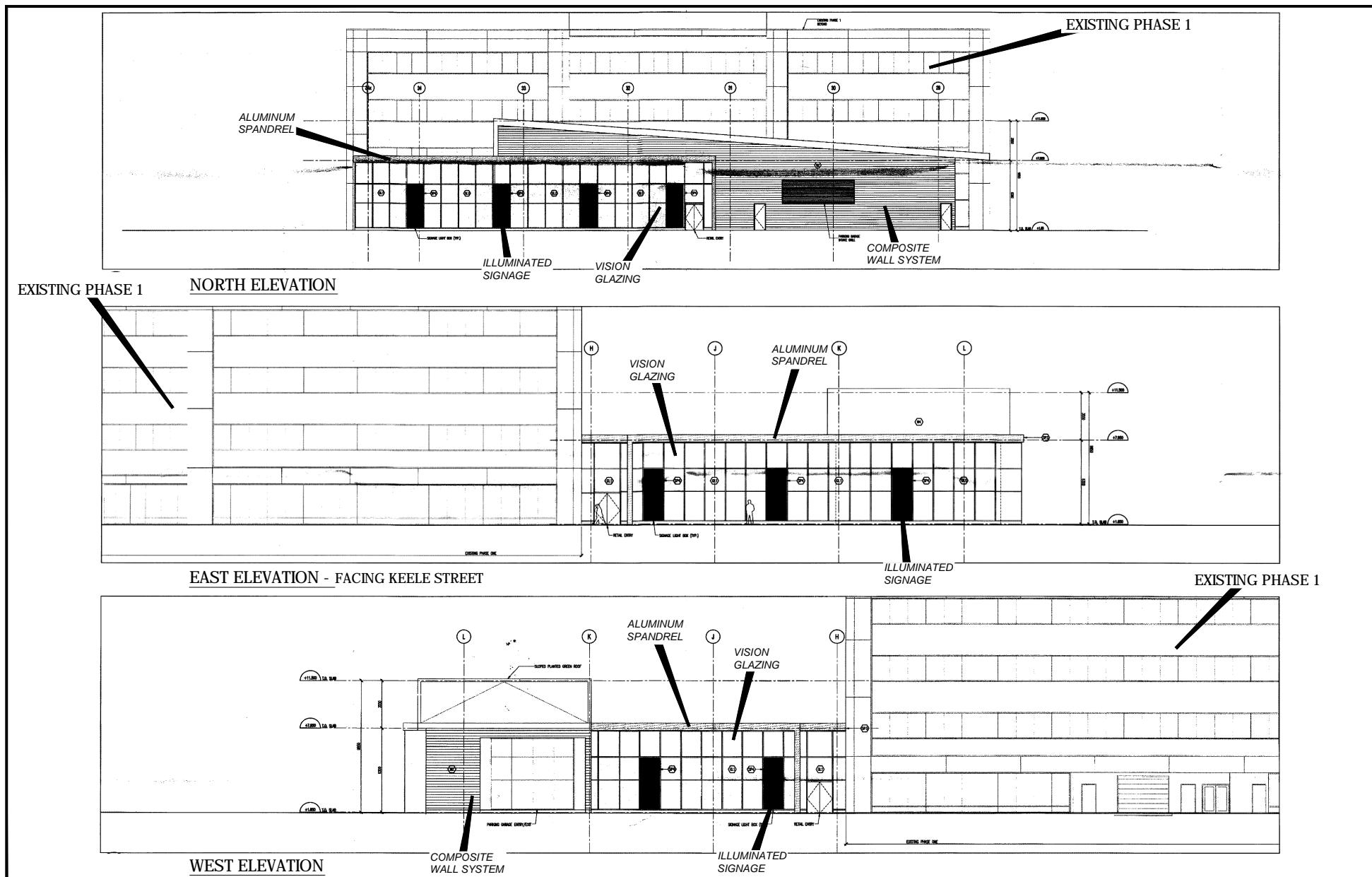


## Attachment

File: Z.12.036  
Related File: DA.08.051

Date: June 18, 2013

# 8



## 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: June 18, 2013

# 9





STEELES AVENUE WEST - FACING NORTH-EAST

## *Rendered Elevations*

*Location: Part of Lot 1,  
Concession 4*

*Applicant:  
Steeles Keele Investments Limited*



## *Attachment*

*File: Z.12.036  
Related File: DA.08.051*

*Date: June 18, 2013*

# 10