

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 29, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 28, 2016, as follows:

***By approving the following in accordance with Communication C4, from the Deputy City Manager, Planning & Growth Management, dated June 24, 2016:***

1. ***THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, as amended by Communication No. C7 be approved.***
2. ***THAT Recommendation #2 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:***
  - “2. THAT staff report back to Vaughan Council pending further consultation with City departments, York Region, the Toronto Transit Commission and the Toronto and Region Conservation Authority on the naming of Street “C”.***
3. ***THAT the Street Name section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted.***

29

**SITE DEVELOPMENT FILE DA.16.049  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
PIONEER VILLAGE STATION (PHASE II) - FORMERLY STEELES WEST STATION  
THE REGIONAL MUNICIPALITY OF YORK AND INFRASTRUCTURE ONTARIO  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4 - VICINITY OF JANE STREET AND STEELES AVENUE WEST**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved; and
- 2) That the following be approved in accordance with Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2016:
  1. **THAT Recommendation #1b) in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:**
    - “1b. that Street “C” shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and that the Schedule to the existing TYSSE Master Servicing Agreement be amended to reflect these works.”**
  2. **THAT the Vaughan Development Engineering and Infrastructure Planning (DEIP) section in the report by the Deputy City Manager, Planning & Growth Management,**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 29, CW Report No. 27 – Page 2

**Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:**

**“The Vaughan Development Engineering and Infrastructure Planning Department must approve the final site servicing and grading plan, stormwater management report, utilities plan and the Street “C” profile plan submitted in support of the Site Development application. Street “C” shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and the Schedule to the TYSSE Master Servicing Agreement shall be amended to reflect these works. A condition to this effect is included in the recommendation of this report.”**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.049 (The Regional Municipality of York and Infrastructure Ontario C/O The Toronto Transit Commission) BE APPROVED, subject to the following conditions:
  - a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:
    - i) the Vaughan Development Planning Department shall approve the final site plans, building elevations, signage plans, lighting plan including CEPTD standards, landscaping plans and details, and arborist report;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, utilities plan, and Street “C” profile plan;
    - iii) the Owner shall apply and successfully obtain approval of a Minor Variance Application for the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and Committee’s decision shall be final and binding, and any conditions of approval imposed by the Committee shall be satisfied;
    - iv) the Owner shall satisfy all requirements of Canadian National Railway;
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - vi) the Owner shall satisfy all requirements of the City of Toronto related to the Steeles Avenue West right-of-way;
  - b) that the Toronto Transit Commission (TTC) design, build and convey Street “C” to the satisfaction of and at no cost to the City of Vaughan.
2. THAT Street “C” shown on Attachment #3, be named Motivation Drive.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 29, CW Report No. 27 – Page 3

#### **Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031

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

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- 22 bicycle parking spaces at grade to support commuter travel
- 24% of available roof space will be provided as a cool roof to reduce the urban heat island effect
- 93% of the landscaped area will be planted with water efficient plants
- 52% of plants will be native species

#### **Economic Impact**

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

#### **Communications Plan**

Communications for this project are being led by the TTC and YRT.

#### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.16.049 to facilitate the development of the subject lands shown on Attachments #1 and #2, for Phase II of the Pioneer Village Station as shown on Attachments #3 to #13. The Phase II development is the final phase in the approval process and is comprised of the York Region Transit (YRT) Bus Terminal, a 1881 space commuter parking lot within the Hydro Corridor, a north-south public right-of-way (Street "C"), and a 90m<sup>2</sup> building and canopy addition along the north and east building elevations of the approved power-substation on the Phase I lands to the south.

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

*Synopsis:*

*The Toronto Transit Commission (TTC) has submitted Site Development File DA.16.049 on behalf of the Owners, The Regional Municipality of York and Infrastructure Ontario the delegated representative to the Province of Ontario, to facilitate the development of Phase II of the Pioneer Village Station comprised of the York Region Transit (YRT) Bus Terminal, a 1881 space commuter parking lot within the Hydro Corridor, a north-south public right-of-way (Street "C"), and a 90m<sup>2</sup> building and canopy addition along the north and east building elevations of the approved*

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

#### Item 29, CW Report No. 27 – Page 4

*power-substation. The Vaughan Development Planning Department supports the proposed development as it conforms to the Official Plan and is in keeping with priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018).*

#### Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, east of Jane Street, City of Vaughan. The surrounding land uses are shown on Attachment #2.

#### Phase I

On October 18, 2011, Vaughan Council approved related Site Development File DA.11.067 for Phase I, comprised of the subway station entrance building, the power sub-station building and the surrounding landscaped plaza as shown on Attachment #3. Construction of Phase I is well underway.

#### Official Plan

The subject lands are designated “Station Site and Commuter Parking Access” by in-effect OPA #450 (Employment Area Plan), as amended by OPA #529 (Higher Order Transit Plan), which permits the proposed subway station and ancillary transit facilities. The subject lands are also designated “High-Rise Mixed Use” and “Transit Core” by Vaughan Official Plan 2010 (Steeles West Secondary Plan, Volume 2), which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Ontario Municipal Board. The Steeles West Secondary Plan recognizes the location for the Pioneer Village Station and establishes land uses that are premised upon and support the planned transit network (Section 11.3.12.5, VOP 2010, Volume 2, in part). The Pioneer Village Station, Phase II development conforms to the Official Plans.

#### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(651), along Steeles Avenue West through to the Hydro Corridor and PB1(S) Parkway Belt Linear Facilities Zone within the Hydro Corridor by Zoning By-law 1-88. The “Public Uses” Section 3.10 of Zoning By-law 1-88 permits the use of any land in any zone for a civic purpose by the City, the Regional Municipality of York or other Government Authority provided that no goods, material or equipment is stored in the open and the lot coverage and yard requirements for the respective zone (EM1 Zone) are complied with. The Pioneer Village Station, Phase II development is deemed a civic use and therefore, complies with Zoning By-law 1-88; however, requires the following zoning exception to the EM1 Zone:

Table 1:

	By-law Standard	EM1 Zone, Exception 9(651) Requirement	Proposed Exception to EM1 Zone, Exception 9(651)
a.	Interior Side Yard Setback (westerly lot line, YRT Bus Terminal)	6m	0.61m

The Vaughan Development Planning Department has no objection to the proposed exception to Zoning By-law 1-88. The reduced interior side yard setback will improve bus circulation and passenger pick-up and drop-off to the terminal.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

#### Item 29, CW Report No. 27 – Page 5

Should Vaughan Council find merit in the subject application, the Owner shall apply and successfully obtain approval of a Minor Variance Application for the required exception to Zoning By-law 1-88 identified above from the Vaughan Committee of Adjustment. The Committee's decision shall be final and binding prior to the issuance of a building permit and any conditions of approval imposed by the Committee shall be satisfied. A condition to this effect is included in the recommendation of this report.

#### Site Plan Control / Implementation

Pursuant to the City's Site Plan Control By-law 123-2013, the TTC is required to submit a Site Development application for Vaughan Council's approval for the Pioneer Village Station Phase II development. The subject application has been circulated to internal departments and external public agencies for review and comment. All comments received are considered as input into the review process. Upon receipt of all applicable approvals, the Vaughan Development Planning Department will prepare and send a clearance letter, in lieu of a Site Plan Letter of Undertaking, to the Director of Building Standards listing all of the approved plans and indicating that a Vaughan Building Permit(s) may be issued.

#### Site Plan Review

The YRT bus terminal site and ground floor plans shown on Attachments #4 and #5 include an L-shaped bus terminal with 5 covered-unenclosed outdoor bus platforms with sheltered warming areas. The passenger pick-up and drop-off (PPUDO) canopy will be served by 11 parking spaces. The proposed 90m<sup>2</sup> building addition on the north elevation of the approved power sub-station building will include enclosed employee washrooms and an electrical room. The bus terminal connects to the Pioneer Village Station entrance building (Phase I lands) via an at grade covered walkway.

The YRT bus terminal building elevations shown on Attachments #6 to #8 include tempered laminated glass with a leaf motif supported by steel columns and a metal roof with a composite wood soffit.

The YRT bus terminal and Street "C" landscape plans shown on Attachments #9 and #10 include planting beds and deciduous trees throughout and along the west side of Street "C". The Street "C" boulevard treatment and street lighting will be coordinated with the Steeles West Streetscape and Open Space Plan.

The commuter parking lot shown on Attachments #11 to #13 will provide 1881 commuter parking spaces, including 20 barrier free parking spaces and will be served by a full-moves access onto Street "C" which connects to Steeles Avenue West and a driveway with right-in/right-out, left-in only access to Jane Street and median work to facilitate the access. The commuter parking lot will be landscaped with native plants and shrubs.

The Vaughan Development Planning Department will continue to work with the Owners to finalize the site plan and building details. The final site plan, building elevations, landscape plan and details, signage and site lighting shall be approved by the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department must approve the final site servicing and grading plan, stormwater management report, utilities plan and the Street "C" profile plan submitted in support of the Site Development application. A condition to this effect is included in the recommendation of this report.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

#### Item 29, CW Report No. 27 – Page 6

As Street “C” will be a city road, the TTC will be responsible to design, build and convey this road to the satisfaction of and at no cost to the City of Vaughan.

#### Canadian National Railway (CNR)

The Canadian National Railway right-of-way is located north of the proposed commuter parking facility within the existing Hydro Corridor. The subject application has been circulated to CNR for review and comment. Prior to issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the CNR. A condition to this effect is included in the recommendation of this report.

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

The subject lands abut and are partially within the TRCA regulated area. The subject application has been circulated to the TRCA for review and comment. Prior to the issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

#### City of Toronto

The City of Toronto governs and maintains Steeles Avenue West. The proposed public right-of-way, Street “C”, will be designed with a full movement intersection at Steeles Avenue West and will continue south into the York University campus. The subject application has been circulated to the City of Toronto for review and comment. Prior to the issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the City of Toronto related to the Steeles Avenue West right-of-way. A condition to this effect is included in the recommendation of this report.

#### Street Name

The Vaughan Development Planning Department has selected the following name “Motivation Drive” for approval for Street “C” shown on Attachment #3. With the development of the Pioneer Village subway station and the York Region bus terminal, the name chosen for Street “C” is intended to motivate and drive growth and development around this mobility hub in line with the city-building initiatives taking place in this area. The Region of York Community Planning and Development Services Department and the Vaughan Fire and Rescue Services Department have no objection to the proposed street name. The proposed street name is consistent with the City’s Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. The submitted street name is not the result of a charity fundraising auction/event.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City

#### **Regional and Infrastructure Ontario (IO) Implications**

The subject lands are owned by the Regional Municipality of York (bus terminal and Street “C” lands) and the Government of Ontario but are managed by Infrastructure Ontario on behalf of the Ministry of Economic Development, Employment and Infrastructure (commuter parking lot lands). The Region and IO have been involved in the design process of both phases of the Pioneer Village Station and its relationship to the YRT Bus Terminal, the commuter parking facility and the

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

#### **Item 29, CW Report No. 27 – Page 7**

future public right-of-way, Street “C”. The Region and IO will continue to work with the TTC and the City of Vaughan to finalize the details of the Pioneer Village Station Phase II development.

#### **Conclusion**

Site Development File DA.16.049 has been reviewed in accordance with the City's Employment Area Plan (OPA #450), the Higher Order Transit Plan (OPA #529), the Steeles West Secondary Plan (VOP 2010, Volume 2), Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Vaughan Development Planning Department is satisfied that the proposed Phase II Site Plan for the Pioneer Village Station is appropriate as it conforms to the Official Plan and is in keeping with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018), to develop transit, cycling and pedestrian options to get around the City.

Staff have also selected the following name “Motivation Drive” for Street “C” for Council's approval:

Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.049, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Context Site Plan
4. YRT Bus Terminal Site Plan
5. YRT Bus Terminal Ground Floor Plan
6. YRT Bus Terminal - East and North Elevations
7. YRT Bus Terminal - South and West Elevations
8. Passenger Pick-up and Drop-off Canopy Elevations
9. YRT Bus Terminal and Street “C” North Landscape Plan
10. Street “C” South Landscape Plan
11. Commuter Parking Lot Site Plan
12. Commuter Parking Lot (West) Landscape Plan
13. Commuter Parking Lot (East) Landscape Plan

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

Christina Napoli, Senior Planner, ext. 8483  
Juan Carlos Molina, Senior GIS Technician, ext. 8209

(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.)



## memorandum

**DATE:** JUNE 24, 2016  
**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER,  
PLANNING & GROWTH MANAGEMENT  
**SUBJECT:** COMMUNICATION - COUNCIL MEETING, JUNE 28, 2016

C	4
Item #	29
Report No.	27(cw)
Council - June 28/16	

ITEM NO. 29, REPORT NO. 27, COMMITTEE OF THE WHOLE - JUNE 21, 2016

SITE DEVELOPMENT FILE DA.16.049  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
PIONEER VILLAGE STATION (PHASE II) - FORMERLY STEELES WEST STATION  
THE REGIONAL MUNICIPALITY OF YORK AND INFRASTRUCTURE ONTARIO  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4 - VICINITY OF JANE STREET AND STEELES AVENUE WEST

---

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, as amended by Communication No. C7 be approved.
2. THAT Recommendation #2 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:
  - "2. THAT staff report back to Vaughan Council pending further consultation with City departments, York Region, the Toronto Transit Commission and the Toronto and Region Conservation Authority on the naming of Street "C".
3. THAT the Street Name section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted.

### Background

On June 21, 2016, the Vaughan Committee of the Whole advised that the Toronto and Region Conservation Authority (TRCA) expressed concern with the street name "Motivation Drive" for Street "C". Given the proximity of the Black Creek Pioneer Village to the Pioneer Village Subway Station, the TRCA requested further input on the street name to support their wayfinding strategy which will lead people from the station to the Black Creek Pioneer Village. Accordingly, the Vaughan Development Planning

Department recommends that staff report back to Vaughan Council, in order to facilitate proper consultation with the landowner (York Region), the City, the Agent (Toronto Transit Commission) and the TRCA.

**Conclusion**

The Vaughan Development Planning Department recommends that Recommendation #2 and the Street Name section in the technical report (Item #29 of Report 27) respecting Site Development File DA.16.049 (Pioneer Village Station, Phase II) for consideration by the Committee of the Whole on June 21, 2016, be revised as identified in this Communication to facilitate consultation with York Region, TRCA, TTC and the City on the naming of Street "C". The balance of the report remains unchanged.

Respectfully submitted,



\_\_\_\_\_  
JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

Copy to: Jeffrey A. Abrams, City Clerk  
Paul Jankowski, Acting City Manager  
Grant Uyeyama, Director of Development Planning  
Andrew Pearce, Director of Development Engineering and Infrastructure Planning

CN/lg



C	<u>7</u>
Communication	
CW:	<u>JUNE 21/16</u>
Item:	<u>29</u>

## memorandum

**DATE:** June 17, 2016

**TO:** Honourable Mayor Maurizio Bevilacqua and Members of Council

**FROM:** John MacKenzie, Deputy City Manager, Planning & Growth Management

**RE:** **ITEM NO. 29, COMMITTEE OF THE WHOLE - JUNE 21, 2016**

**SITE DEVELOPMENT FILE DA.16.049  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
PIONEER VILLAGE STATION (PHASE II) - FORMERLY STEELES WEST STATION  
THE REGIONAL MUNICIPALITY OF YORK AND INFRASTRUCTURE ONTARIO  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4 - VICINITY OF JANE STREET AND STEELES AVENUE WEST**

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1b) in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:  
  
"1b. that Street "C" shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and that the Schedule to the existing TYSSE Master Servicing Agreement be amended to reflect these works."
2. THAT the Vaughan Development Engineering and Infrastructure Planning (DEIP) section in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #29 of Report 27, be deleted and replaced with the following:  
  
"The Vaughan DEIP Department must approve the final site servicing and grading plan, stormwater management report, utilities plan and the Street "C" profile plan submitted in support of the Site Development application. Street "C" shall be designed and constructed by the Toronto Transit Commission (TTC) to the satisfaction of the City and dedicated as a City public road and the Schedule to the TYSSE Master Servicing Agreement shall be amended to reflect these works. A condition to this effect is included in the recommendation of this report."

### Background

On June 15, 2016, the Toronto Transit Commission (TTC) had an opportunity to review the above-noted report and expressed concerns with recommendation #1b) and the Vaughan DEIPS section, specifically language related to the conveyance of Street "C". The TTC advised that York Region owns the Street "C" lands; therefore, the TTC cannot fulfill the recommendation as originally written. The Vaughan Development Planning and DEIP Departments discussed the concerns with TTC and agreed to revise the recommendation and related section of the report and to amend the existing TYSSE Master Servicing Agreement to reflect these works.

## **Conclusion**

The technical report (Item #29) respecting Site Development File DA.16.049 (Pioneer Village Station Phase II) for consideration by the Committee of the Whole on June 21, 2016, must be revised as identified in this Communication to address changes to the recommendation and Vaughan DEIPS section of the staff report to reflect discussions between the City and TTC. The balance of the report remains unchanged.

Respectfully submitted,



JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

Copy to: Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning  
Andrew Pearce, Director of Development Engineering and Infrastructure Planning

**COMMITTEE OF THE WHOLE    JUNE 21, 2016**

**SITE DEVELOPMENT FILE DA.16.049  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
PIONEER VILLAGE STATION (PHASE II) - FORMERLY STEELES WEST STATION  
THE REGIONAL MUNICIPALITY OF YORK AND INFRASTRUCTURE ONTARIO  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4 - VICINITY OF JANE STREET AND STEELES AVENUE WEST**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.049 (The Regional Municipality of York and Infrastructure Ontario C/O The Toronto Transit Commission) BE APPROVED, subject to the following conditions:
  - a) that prior to the issuance of a Building Permit by the Vaughan Building Standards Department:
    - i) the Vaughan Development Planning Department shall approve the final site plans, building elevations, signage plans, lighting plan including CEPTD standards, landscaping plans and details, and arborist report;
    - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, stormwater management report, utilities plan, and Street "C" profile plan;
    - iii) the Owner shall apply and successfully obtain approval of a Minor Variance Application for the required exception to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment and Committee's decision shall be final and binding, and any conditions of approval imposed by the Committee shall be satisfied;
    - iv) the Owner shall satisfy all requirements of Canadian National Railway;
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
    - vi) the Owner shall satisfy all requirements of the City of Toronto related to the Steeles Avenue West right-of-way;
  - b) that the Toronto Transit Commission (TTC) design, build and convey Street "C" to the satisfaction of and at no cost to the City of Vaughan.
2. THAT Street "C" shown on Attachment #3, be named Motivation Drive.

**Contribution to Sustainability**

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment



- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031

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

- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- 22 bicycle parking spaces at grade to support commuter travel
- 24% of available roof space will be provided as a cool roof to reduce the urban heat island effect
- 93% of the landscaped area will be planted with water efficient plants
- 52% of plants will be native species

### **Economic Impact**

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

### **Communications Plan**

Communications for this project are being led by the TTC and YRT.

### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.16.049 to facilitate the development of the subject lands shown on Attachments #1 and #2, for Phase II of the Pioneer Village Station as shown on Attachments #3 to #13. The Phase II development is the final phase in the approval process and is comprised of the York Region Transit (YRT) Bus Terminal, a 1881 space commuter parking lot within the Hydro Corridor, a north-south public right-of-way (Street "C"), and a 90m<sup>2</sup> building and canopy addition along the north and east building elevations of the approved power-substation on the Phase I lands to the south.

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

*Synopsis:*

*The Toronto Transit Commission (TTC) has submitted Site Development File DA.16.049 on behalf of the Owners, The Regional Municipality of York and Infrastructure Ontario the delegated representative to the Province of Ontario, to facilitate the development of Phase II of the Pioneer Village Station comprised of the York Region Transit (YRT) Bus Terminal, a 1881 space commuter parking lot within the Hydro Corridor, a north-south public right-of-way (Street "C"), and a 90m<sup>2</sup> building and canopy addition along the north and east building elevations of the approved power-substation. The Vaughan Development Planning Department supports the proposed development as it conforms to the Official Plan and is in keeping with priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018).*

### Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, east of Jane Street, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### Phase I

On October 18, 2011, Vaughan Council approved related Site Development File DA.11.067 for Phase I, comprised of the subway station entrance building, the power sub-station building and the surrounding landscaped plaza as shown on Attachment #3. Construction of Phase I is well underway.

### Official Plan

The subject lands are designated "Station Site and Commuter Parking Access" by in-effect OPA #450 (Employment Area Plan), as amended by OPA #529 (Higher Order Transit Plan), which permits the proposed subway station and ancillary transit facilities. The subject lands are also designated "High-Rise Mixed Use" and "Transit Core" by Vaughan Official Plan 2010 (Steeles West Secondary Plan, Volume 2), which was adopted by Vaughan Council on September 7, 2010 and is pending approval from the Ontario Municipal Board. The Steeles West Secondary Plan recognizes the location for the Pioneer Village Station and establishes land uses that are premised upon and support the planned transit network (Section 11.3.12.5, VOP 2010, Volume 2, in part). The Pioneer Village Station, Phase II development conforms to the Official Plans.

### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(651), along Steeles Avenue West through to the Hydro Corridor and PB1(S) Parkway Belt Linear Facilities Zone within the Hydro Corridor by Zoning By-law 1-88. The "Public Uses" Section 3.10 of Zoning By-law 1-88 permits the use of any land in any zone for a civic purpose by the City, the Regional Municipality of York or other Government Authority provided that no goods, material or equipment is stored in the open and the lot coverage and yard requirements for the respective zone (EM1 Zone) are complied with. The Pioneer Village Station, Phase II development is deemed a civic use and therefore, complies with Zoning By-law 1-88; however, requires the following zoning exception to the EM1 Zone:

Table 1:

	<b>By-law Standard</b>	<b>EM1 Zone, Exception 9(651) Requirement</b>	<b>Proposed Exception to EM1 Zone, Exception 9(651)</b>
a.	Interior Side Yard Setback (westerly lot line, YRT Bus Terminal)	6m	0.61m

The Vaughan Development Planning Department has no objection to the proposed exception to Zoning By-law 1-88. The reduced interior side yard setback will improve bus circulation and passenger pick-up and drop-off to the terminal.

Should Vaughan Council find merit in the subject application, the Owner shall apply and successfully obtain approval of a Minor Variance Application for the required exception to Zoning By-law 1-88 identified above from the Vaughan Committee of Adjustment. The Committee's

decision shall be final and binding prior to the issuance of a building permit and any conditions of approval imposed by the Committee shall be satisfied. A condition to this effect is included in the recommendation of this report.

#### Site Plan Control / Implementation

Pursuant to the City's Site Plan Control By-law 123-2013, the TTC is required to submit a Site Development application for Vaughan Council's approval for the Pioneer Village Station Phase II development. The subject application has been circulated to internal departments and external public agencies for review and comment. All comments received are considered as input into the review process. Upon receipt of all applicable approvals, the Vaughan Development Planning Department will prepare and send a clearance letter, in lieu of a Site Plan Letter of Undertaking, to the Director of Building Standards listing all of the approved plans and indicating that a Vaughan Building Permit(s) may be issued.

#### Site Plan Review

The YRT bus terminal site and ground floor plans shown on Attachments #4 and #5 include an L-shaped bus terminal with 5 covered-unenclosed outdoor bus platforms with sheltered warming areas. The passenger pick-up and drop-off (PPUDO) canopy will be served by 11 parking spaces. The proposed 90m<sup>2</sup> building addition on the north elevation of the approved power sub-station building will include enclosed employee washrooms and an electrical room. The bus terminal connects to the Pioneer Village Station entrance building (Phase I lands) via an at grade covered walkway.

The YRT bus terminal building elevations shown on Attachments #6 to #8 include tempered laminated glass with a leaf motif supported by steel columns and a metal roof with a composite wood soffit.

The YRT bus terminal and Street "C" landscape plans shown on Attachments #9 and #10 include planting beds and deciduous trees throughout and along the west side of Street "C". The Street "C" boulevard treatment and street lighting will be coordinated with the Steeles West Streetscape and Open Space Plan.

The commuter parking lot shown on Attachments #11 to #13 will provide 1881 commuter parking spaces, including 20 barrier free parking spaces and will be served by a full-moves access onto Street "C" which connects to Steeles Avenue West and a driveway with right-in/right-out, left-in only access to Jane Street and median work to facilitate the access. The commuter parking lot will be landscaped with native plants and shrubs.

The Vaughan Development Planning Department will continue to work with the Owners to finalize the site plan and building details. The final site plan, building elevations, landscape plan and details, signage and site lighting shall be approved by the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department must approve the final site servicing and grading plan, stormwater management report, utilities plan and the Street "C" profile plan submitted in support of the Site Development application. A condition to this effect is included in the recommendation of this report.

As Street "C" will be a city road, the TTC will be responsible to design, build and convey this road to the satisfaction of and at no cost to the City of Vaughan.

### Canadian National Railway (CNR)

The Canadian National Railway right-of-way is located north of the proposed commuter parking facility within the existing Hydro Corridor. The subject application has been circulated to CNR for review and comment. Prior to issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the CNR. A condition to this effect is included in the recommendation of this report.

### Toronto and Region Conservation Authority (TRCA)

The subject lands abut and are partially within the TRCA regulated area. The subject application has been circulated to the TRCA for review and comment. Prior to the issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

### City of Toronto

The City of Toronto governs and maintains Steeles Avenue West. The proposed public right-of-way, Street "C", will be designed with a full movement intersection at Steeles Avenue West and will continue south into the York University campus. The subject application has been circulated to the City of Toronto for review and comment. Prior to the issuance of a Vaughan Building Permit, the Owner must satisfy the requirements of the City of Toronto related to the Steeles Avenue West right-of-way. A condition to this effect is included in the recommendation of this report.

### Street Name

The Vaughan Development Planning Department has selected the following name "Motivation Drive" for approval for Street "C" shown on Attachment #3. With the development of the Pioneer Village subway station and the York Region bus terminal, the name chosen for Street "C" is intended to motivate and drive growth and development around this mobility hub in line with the city-building initiatives taking place in this area. The Region of York Community Planning and Development Services Department and the Vaughan Fire and Rescue Services Department have no objection to the proposed street name. The proposed street name is consistent with the City's Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. The submitted street name is not the result of a charity fundraising auction/event.

### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to develop transit, cycling and pedestrian options to get around the City

### **Regional and Infrastructure Ontario (IO) Implications**

The subject lands are owned by the Regional Municipality of York (bus terminal and Street "C" lands) and the Government of Ontario but are managed by Infrastructure Ontario on behalf of the Ministry of Economic Development, Employment and Infrastructure (commuter parking lot lands). The Region and IO have been involved in the design process of both phases of the Pioneer Village Station and its relationship to the YRT Bus Terminal, the commuter parking facility and the future public right-of-way, Street "C". The Region and IO will continue to work with the TTC and the City of Vaughan to finalize the details of the Pioneer Village Station Phase II development.

## **Conclusion**

Site Development File DA.16.049 has been reviewed in accordance with the City's Employment Area Plan (OPA #450), the Higher Order Transit Plan (OPA #529), the Steeles West Secondary Plan (VOP 2010, Volume 2), Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context.

The Vaughan Development Planning Department is satisfied that the proposed Phase II Site Plan for the Pioneer Village Station is appropriate as it conforms to the Official Plan and is in keeping with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018), to develop transit, cycling and pedestrian options to get around the City.

Staff have also selected the following name "Motivation Drive" for Street "C" for Council's approval-

Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.16.049, subject to the conditions contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Context Site Plan
4. YRT Bus Terminal Site Plan
5. YRT Bus Terminal Ground Floor Plan
6. YRT Bus Terminal - East and North Elevations
7. YRT Bus Terminal - South and West Elevations
8. Passenger Pick-up and Drop-off Canopy Elevations
9. YRT Bus Terminal and Street "C" North Landscape Plan
10. Street "C" South Landscape Plan
11. Commuter Parking Lot Site Plan
12. Commuter Parking Lot (West) Landscape Plan
13. Commuter Parking Lot (East) Landscape Plan

## **Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483  
Juan Carlos Molina, Senior GIS Technician, ext. 8209

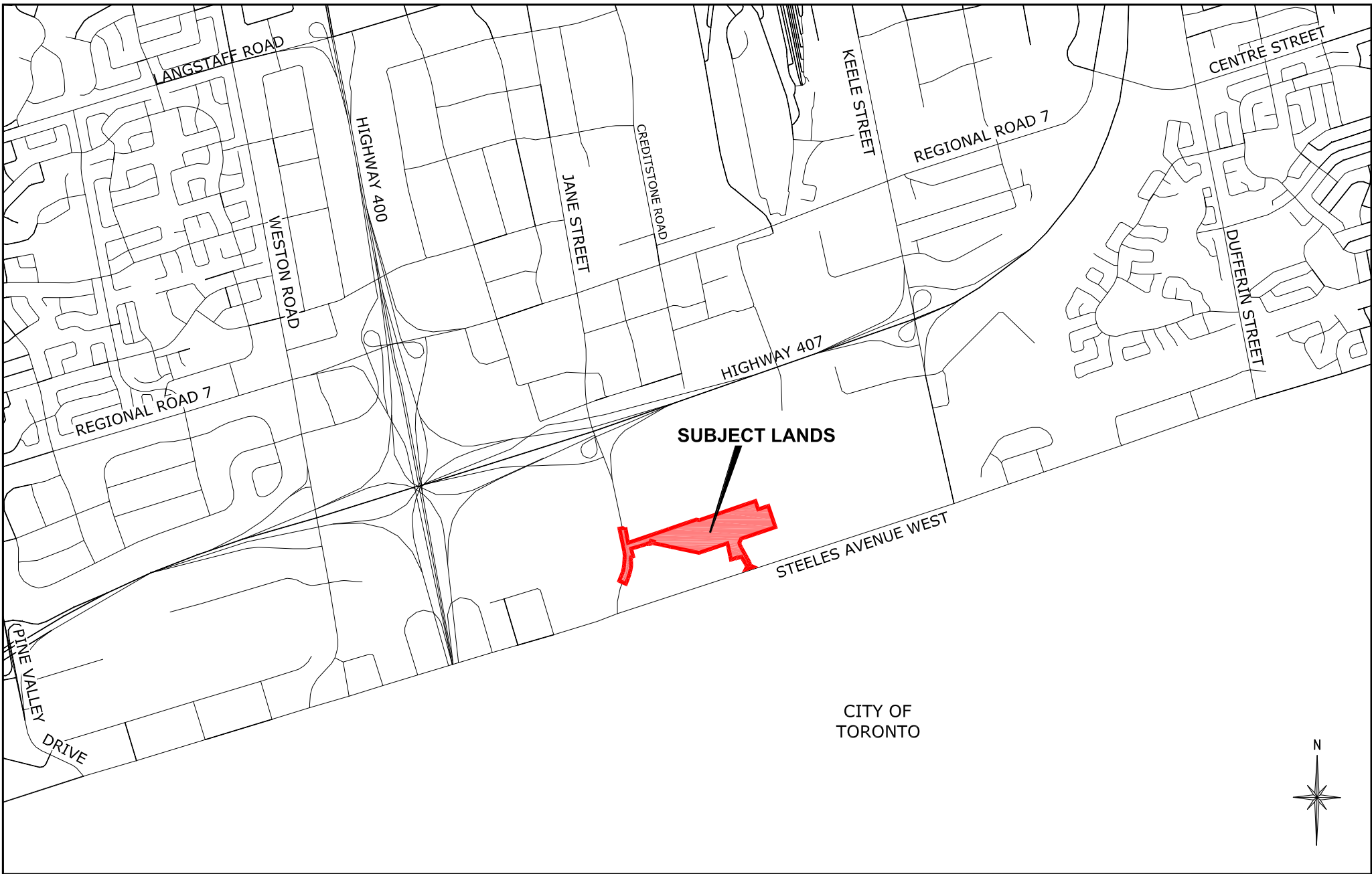
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/LG



# Context Location Map

Location: Part of Lots 2 & 3,  
Concession 4

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

N:\GIS\_Archive\Attachments\DA\do.16.049.dwg

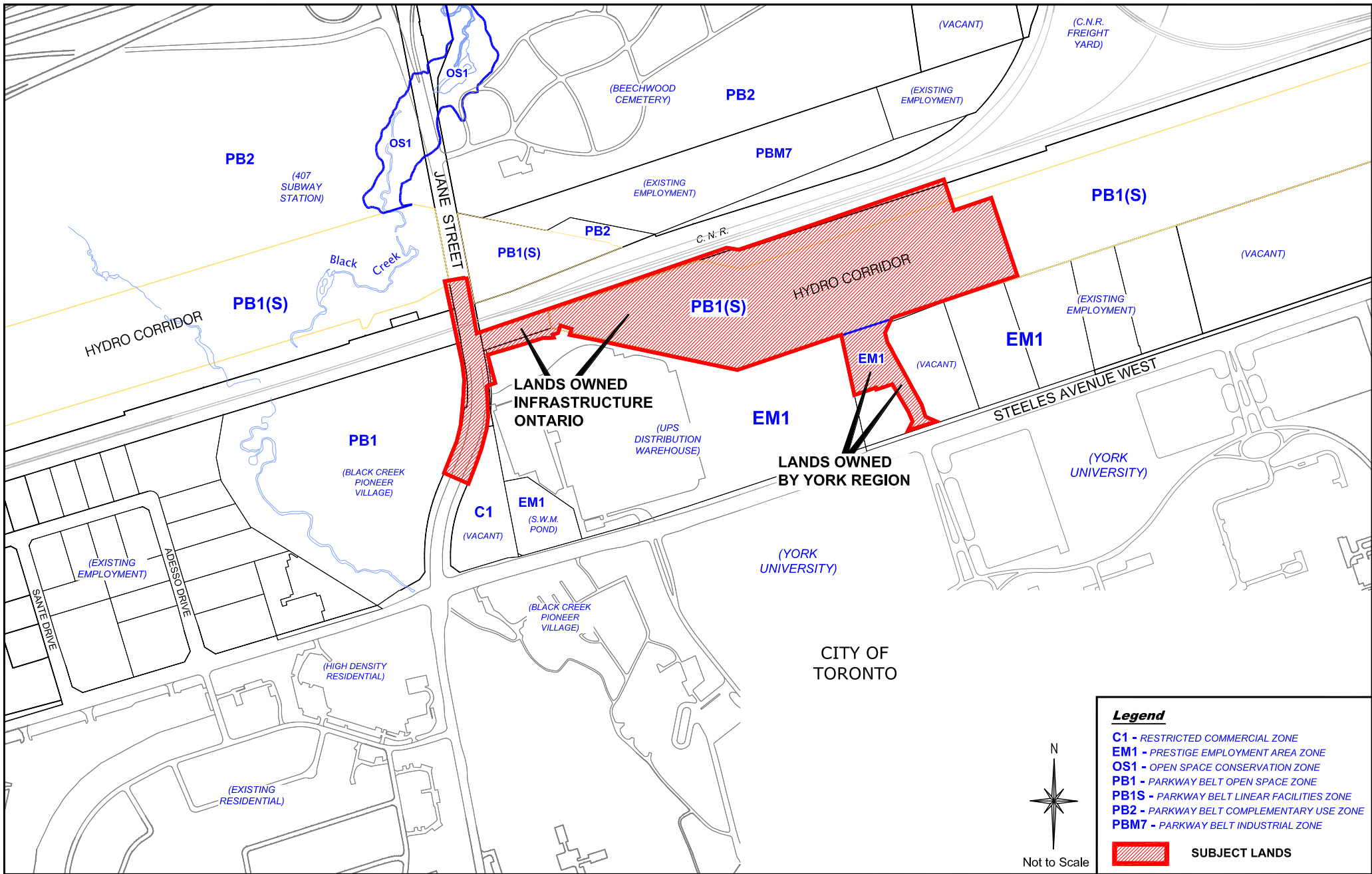


# Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

1



## Location Map

Location: Part of Lots 2 & 3,  
Concession 4

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

N:\GIS\_Archive\Attachments\DA\da.16.049.dwg



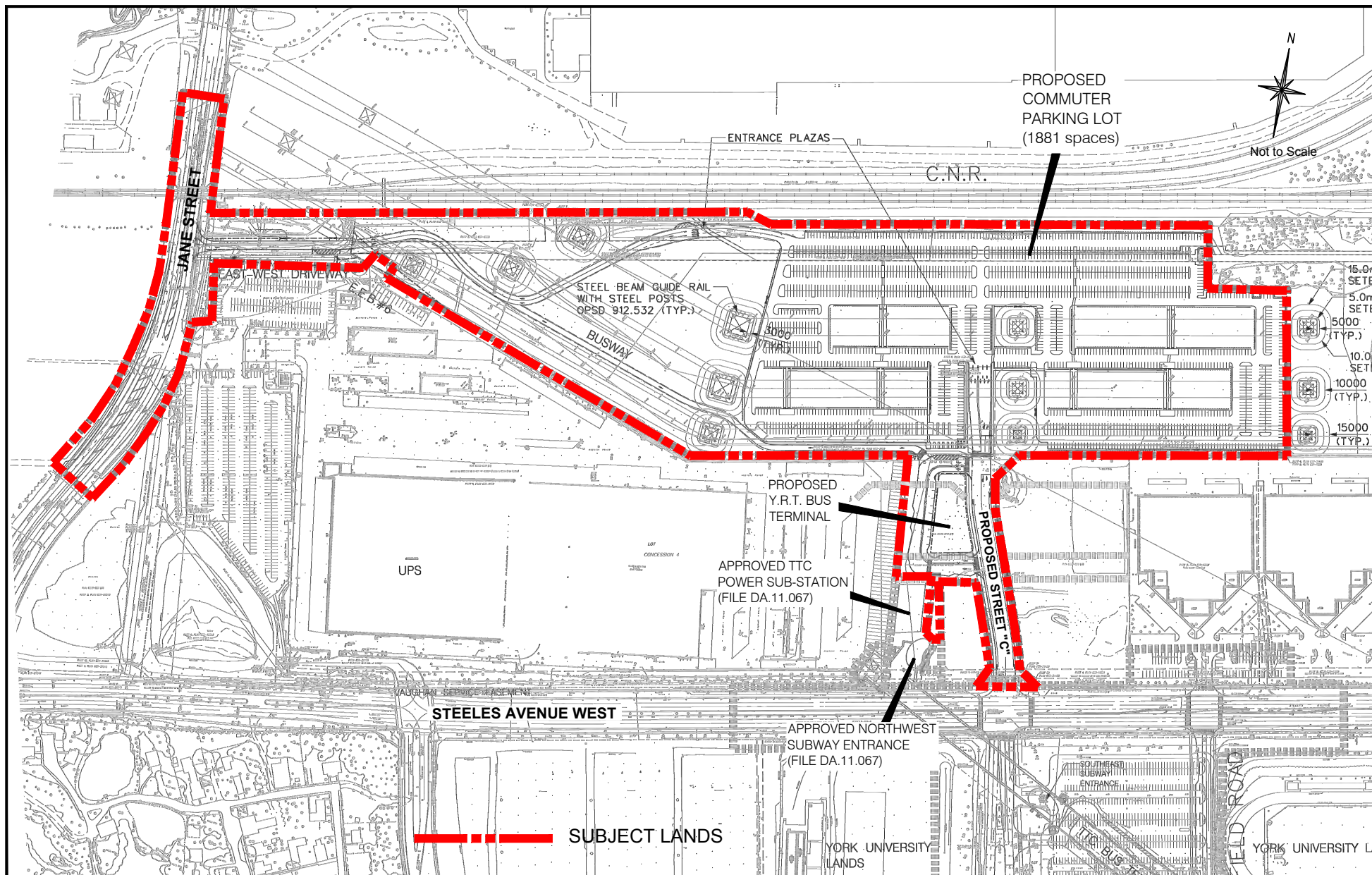
## Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

2





# Context Site Plan

Location: Part of Lots 2 & 3,  
Concession 4

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

N:\GIS\_Archive\Attachments\DA\da.16.049.dwg

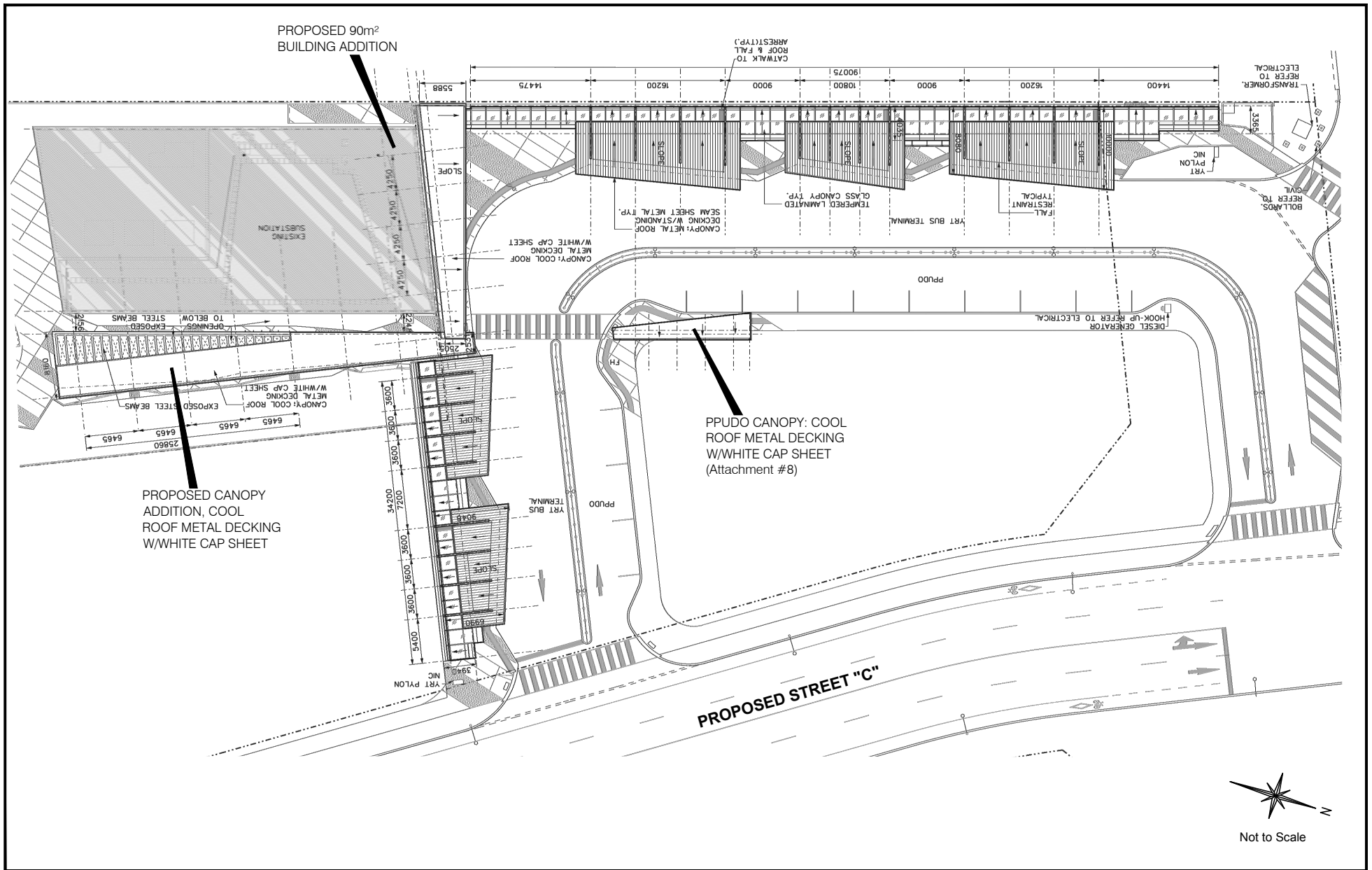


# Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

3



# YRT Bus Terminal Site Plan

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4



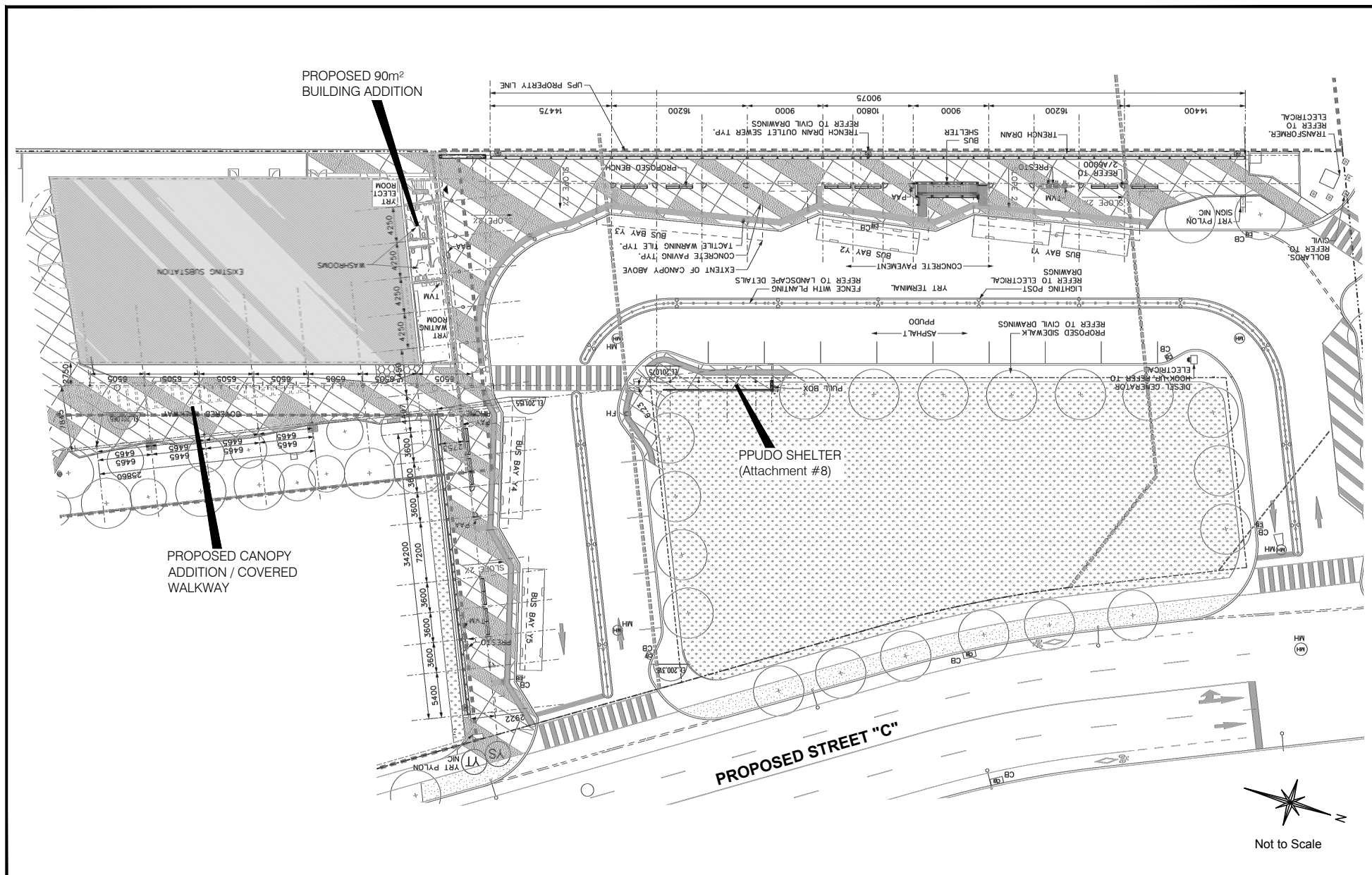
Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

4





# YRT Bus Terminal Ground Floor Plan

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4

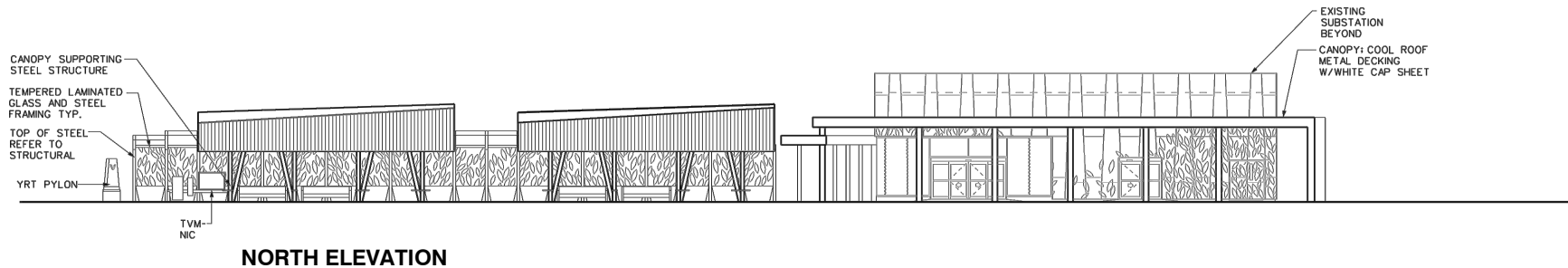
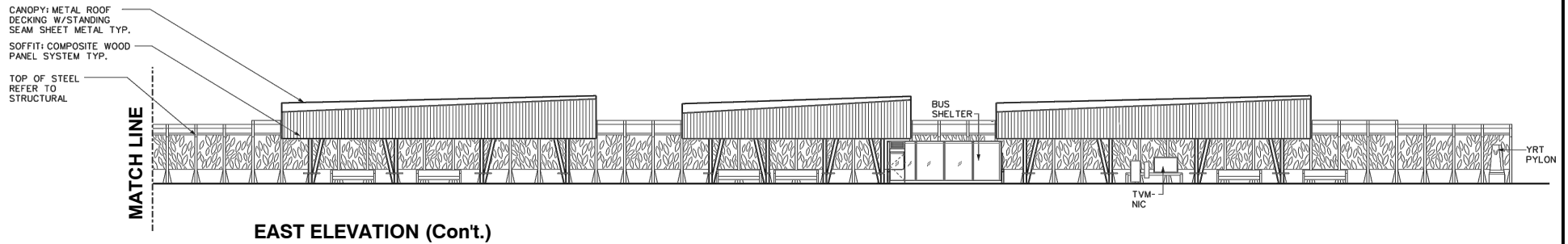
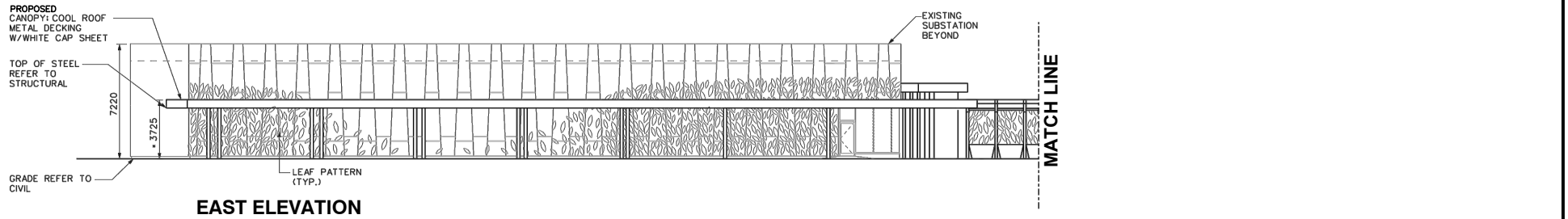


## Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

# 5



Not to Scale

# YRT Bus Terminal - East & North Elevations

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4

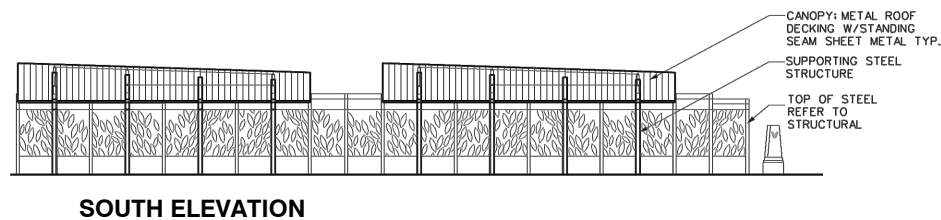
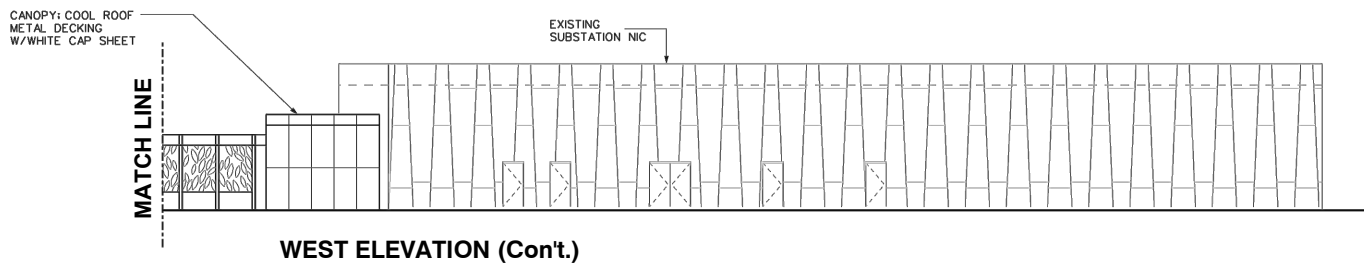
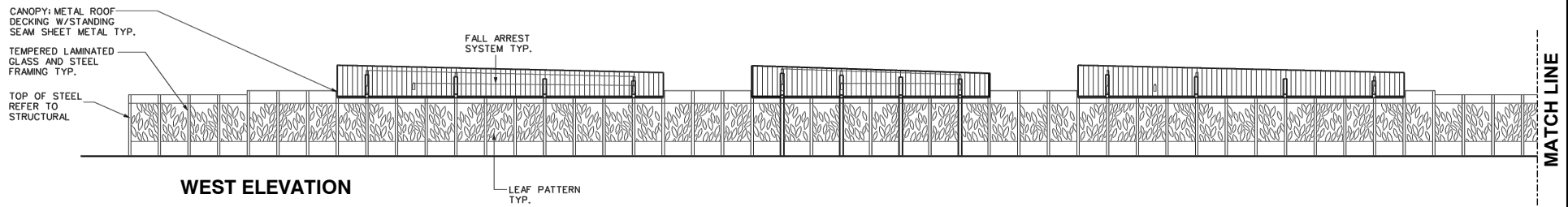


Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

6



Not to Scale

# YRT Bus Terminal - South & West Elevations

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4



## Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

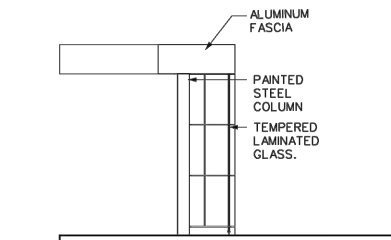
# 7



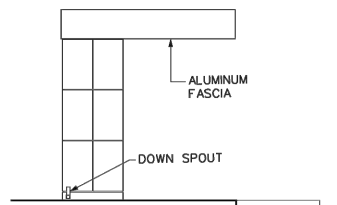
**EAST ELEVATION**



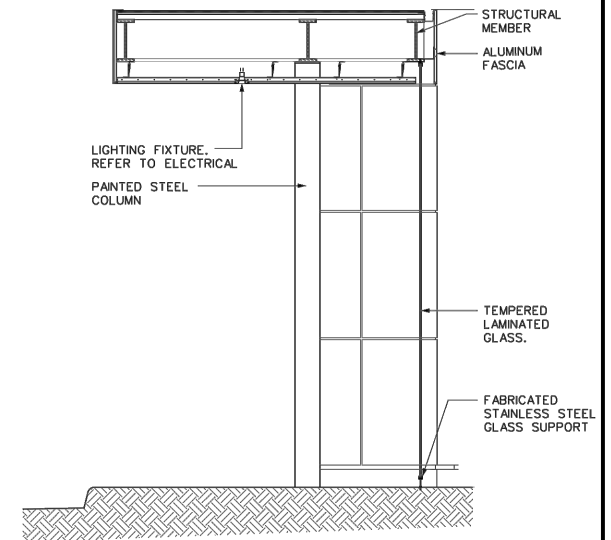
**WEST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**SECTION**

Not to Scale

# *Passenger Pick Up and Drop-off Canopy Elevations*

Applicant: The Regional Municipality of York and Infrastructure Ontario c/o Toronto Transit Commission Location: Part of Lots 2 & 3, Concession 4



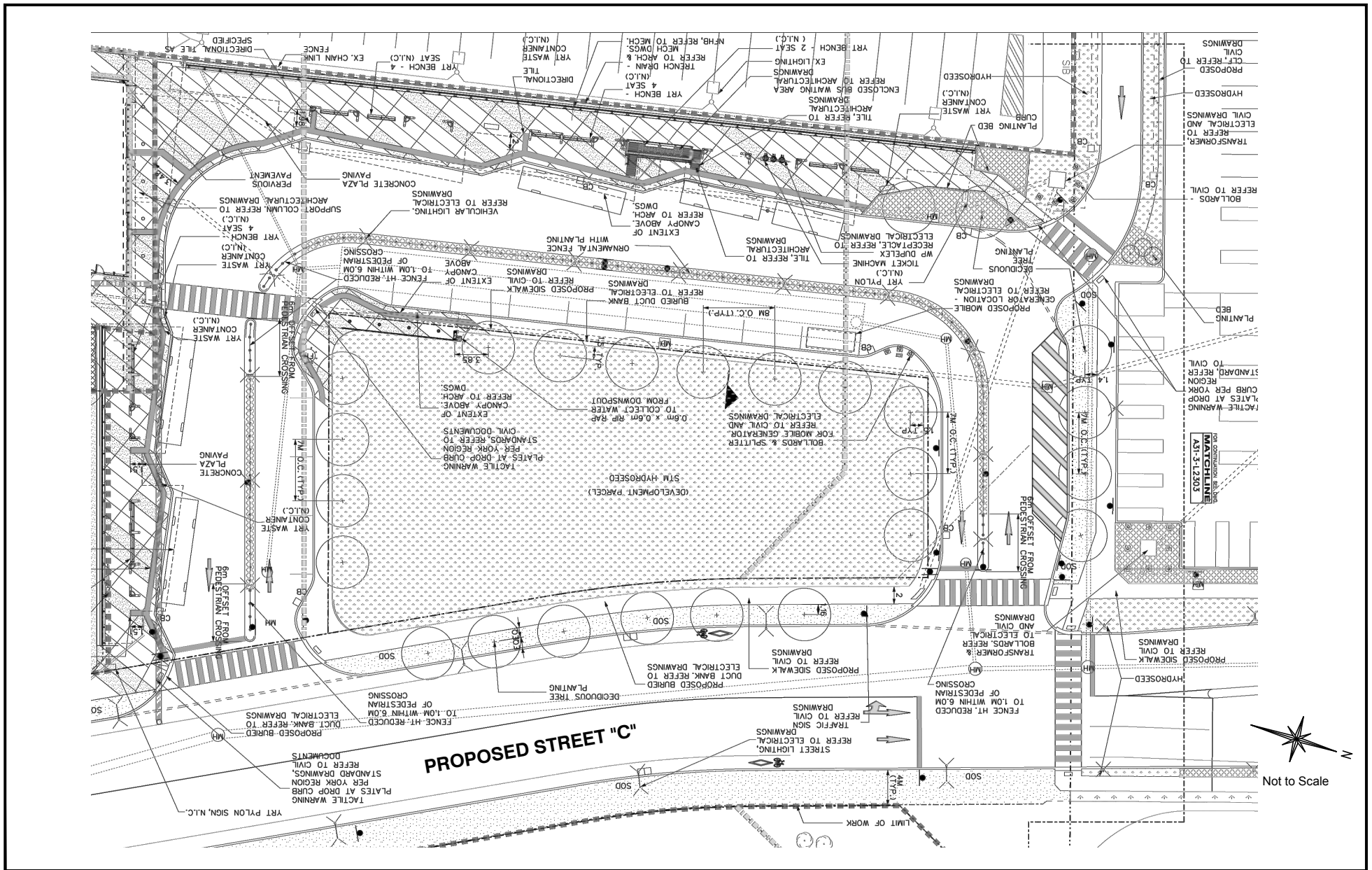
*Attachment*

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

8





# YRT Bus Terminal and Street "C" North Landscape Plan

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4



Attachment

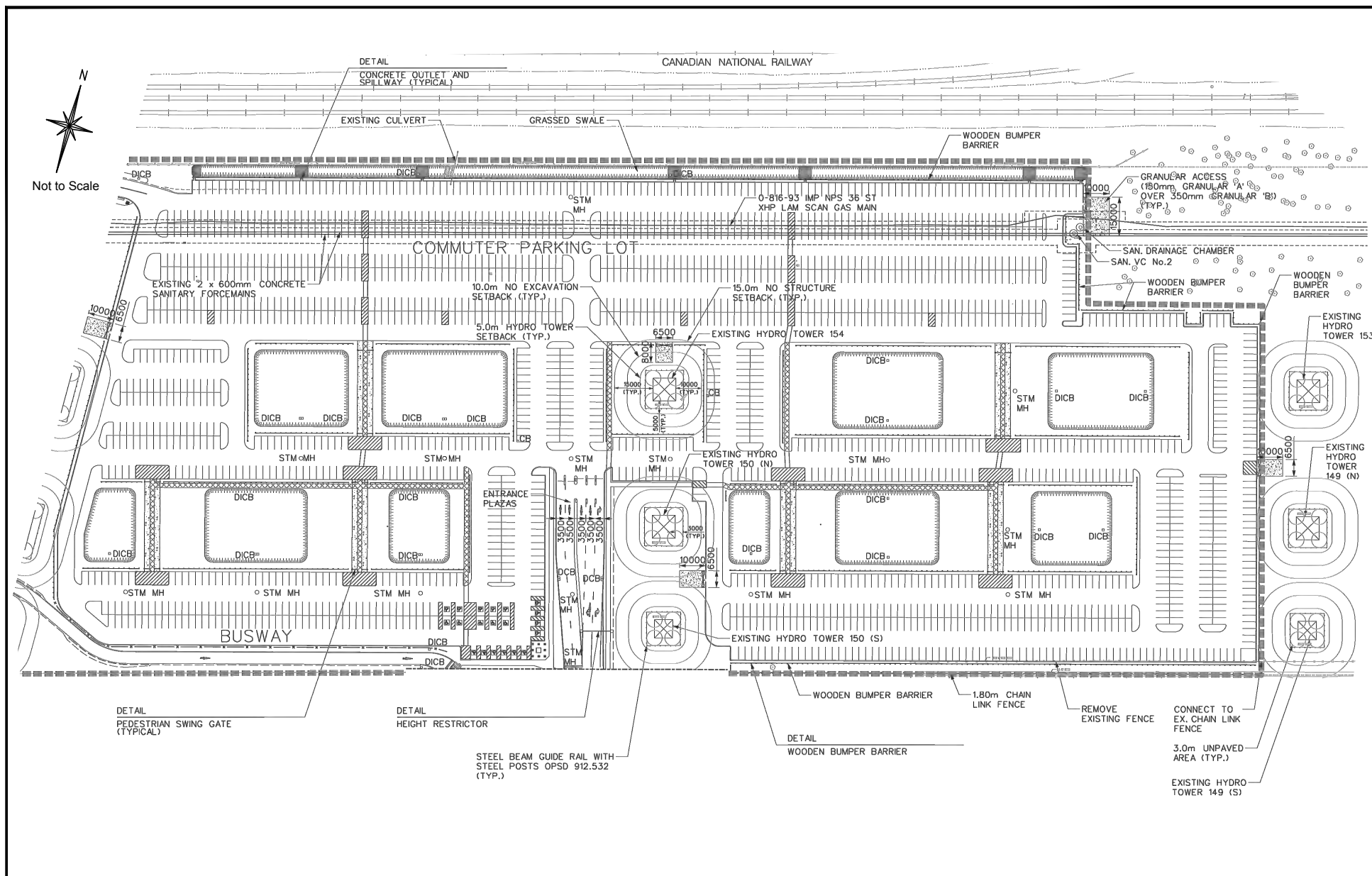
9

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016







# Commuter Parking Lot Site Plan

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4

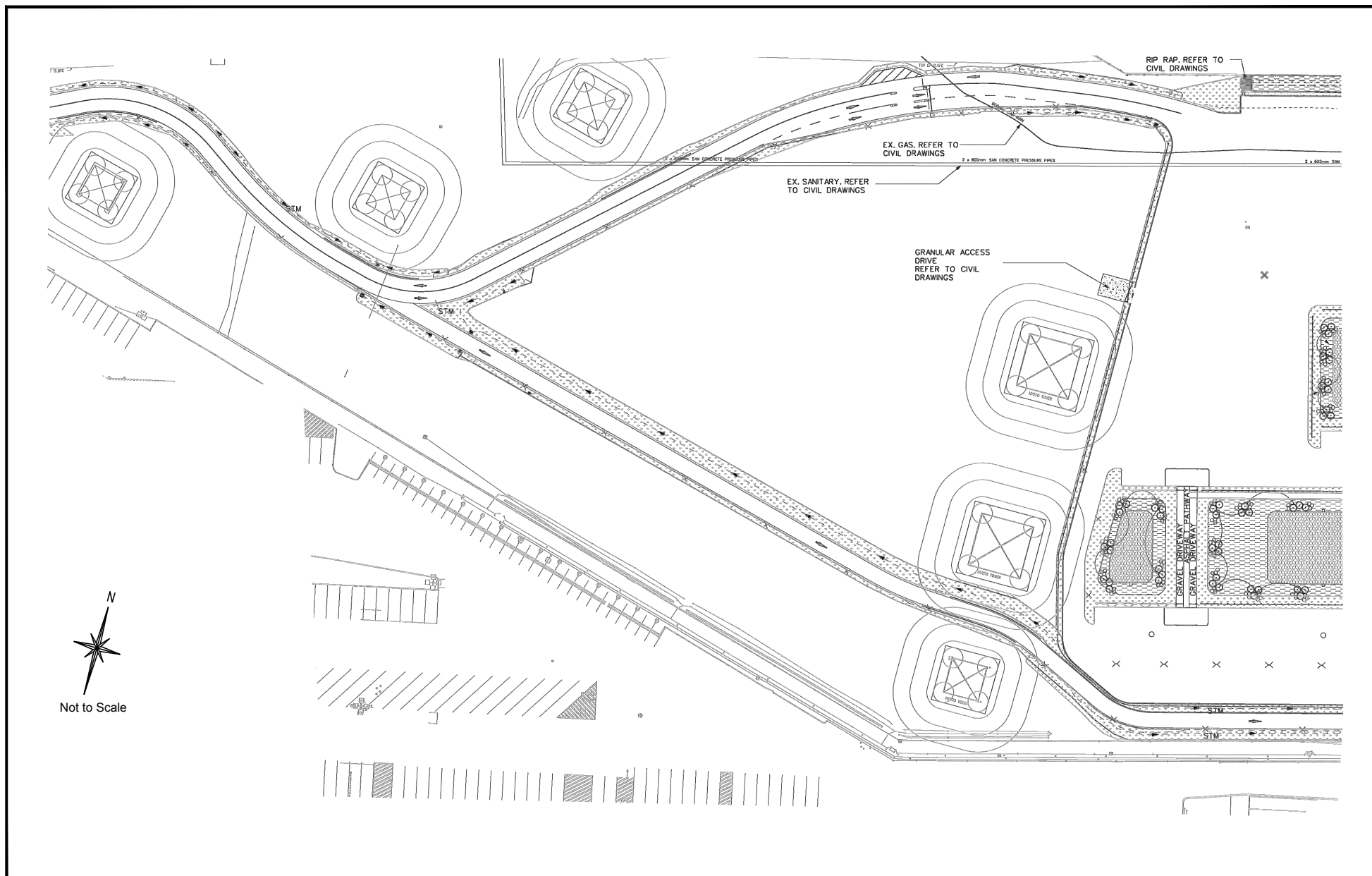


## Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

# 11



# Commuter Parking Lot (West) Landscape Plan

Applicant: The Regional Municipality of York and  
Infrastructure Ontario c/o Toronto Transit Commission

Location: Part of Lots 2 & 3,  
Concession 4



## Attachment

File: DA.16.049  
Related File: DA.11.067

Date:  
June 21, 2016

# 12

