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FOR INQUIRIES: PLEASE QUOTE ITEM & REPORT NO.

December 16, 2013

Mr. Denis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge Street, Box 147
Newmarket, ON L3Y 6Z1



Dear Mr. Kelly:

**RE: YONGE STEELES CORRIDOR SECONDARY PLAN
REPORT ON REQUEST FOR MODIFICATIONS AND
STATUS UPDATE TO ADOPTED SECONDARY PLAN
FOLLOW UP REPORT
FILE 25.5.12.4
WARD 5**

Attached for your information is **Item 13, Report No. 52**, of the Committee of the Whole regarding the above-noted matter which was adopted without amendment by the Council of the City of Vaughan at its meeting of December 10, 2013.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey A. Abrams'.

Jeffrey A. Abrams
City Clerk

Attachment:

Extract

Attachments are available in the City Clerk's Office and the City's website at www.vaughan.ca under City Council/Agendas, Minutes and Extracts

JAA/as

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 13, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

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**YONGE STEELES CORRIDOR SECONDARY PLAN
REPORT ON REQUEST FOR MODIFICATIONS AND
STATUS UPDATE TO ADOPTED SECONDARY PLAN
FOLLOW UP REPORT
FILE 25.5.12.4
WARD 5**

The Committee of the Whole recommends:

- 1) **That this matter be referred to staff for a future report to include additional options ranging up to office-only development generally in the vicinity of the former Chapters site approximately 150m north and west of the intersection of Steeles Avenue and Yonge Street and including the properties at 7040 Yonge Street, 7028 -7038 Yonge Street, 2 Steeles Avenue West, and 30-66 Steeles Avenue West.**

Recommendation

The Commissioner of Planning recommends that:

1. The second paragraph of Subsection 3.3 "Density" of the Yonge Steeles Corridor Secondary Plan be deleted and replaced by the following:

In the area where the maximum FSI is shown as 6.0, any development in excess of an FSI of 4.0 shall be used exclusively for non-residential uses, including retail uses provided the retail uses are grade related;
2. Item 18, Report No. 42 of the Committee of the Whole, adopted, as amended, by Council on October 29, 2013, forming Attachment 2 to this report, BE APPROVED subject to Recommendation 1 hereto; and
3. This report be forwarded to York Region for its information and action.

Contribution to Sustainability

Consistent with Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, the Yonge Steeles Corridor Secondary Plan will conform to York Region's policies for complete communities through policies that provide for environmental protection, sustainable community design and development and economic vitality.

Economic Impact

The Yonge Steeles Corridor Secondary Plan was funded through the capital budgets PL-9009-07 for the Yonge Street Area Study and PL-9003-07 for the Vaughan Official Plan 2010.

Communications Plan

Notice of consideration of the originating October 15, 2013 Committee of the Whole Report was given at that time.

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Purpose

To report on concerns raised at the October 15, 2013 Committee of the Whole meeting. The following motion was approved by Committee and ratified by Council on October 29.

“That this matter be referred back to staff for a further report to a future Committee of the Whole meeting addressing the comments from Members of Council regarding additional options for the area.”

Of particular concern was ensuring that there would be a minimum amount of office space, especially in proximity to the Yonge Street and Steeles Avenue intersection, to promote the evolution of mixed use development.

Background - Analysis and Options

On October 15, 2013 Committee of the Whole considered the staff report on the Yonge Steeles Secondary Plan in respect of requested modifications and a status update on the adopted Plan. In the report it was recommended that a 1.0 FSI density increase, from 5.0 FSI to 6.0 FSI, be provided in the area surrounding the Yonge Street and Steeles Avenue intersection. The lands are adjacent to the planned Steeles Avenue subway station and bus terminal and represent an important gateway into the City of Vaughan and York Region. This is acknowledged by Metrolinx, which recognizes this area as Gateway Transportation Hub. The desire was expressed to ensure an integrated mix of uses at the corner of Yonge Street and Steeles Avenue.

The Yonge Steeles Secondary Plan does not require a minimum amount of office floor space in this area. Such a measure was included in the Vaughan Metropolitan Centre Plan to ensure that office uses are provided in the City's new downtown. In the Station Precinct, where office uses are required, “office uses shall occupy a minimum of 35% of the gross floor area on each development block, as defined. . .” and the Development Concept Reports shall explain how this target is to be achieved. While the Yonge Steeles Secondary Plan does not require office uses specifically, it does support mixed uses in the highest density areas around the Steeles Avenue gateway.

The adopted Secondary Plan provides policies to support high quality transit oriented mixed use development that encourages walking and cycling. They include:

- To create more active and animated street level development along Yonge Street and Steeles Avenue, policies were included that required mandatory retail frontages from the first development block at the corner of the Yonge Street and Steeles Avenue intersection, north along Yonge Street to the CN Railway, and at both corners at the Hilda Avenue and Steeles Avenue intersection.
- To ensure a sufficient non-residential presence it provides that where the maximum FSI is shown as 5.0 in the High-Rise Mixed-Use Area (northwest corner of the Yonge-Steeles intersection), any development in excess of an FSI of 3.5 shall be used for non-residential uses, including retail uses provided that the retail uses are grade related.

To reach the maximum development potential under this scenario, approximately 30% (i.e. 1.5/5.0) of the gross floor area would have to be devoted to non-residential uses. If the increase in density to 6.0 FSI is implemented in this area, then a modification will need to be made to the second paragraph of Subsection 3.3 “Density” to recognize the increase in FSI from 5.0 to 6.0.

To remain consistent with the original provision, the minimum non-residential density under the maximum development scenario will need to be raised. This will result in any development in excess of 4.0 FSI requiring the remainder, up to the maximum FSI of 6.0, to be devoted to non-

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residential uses, this would result in approximately 33% (i.e. 2.0/6.0) of the development being required to be devoted to non-residential uses.

Therefore, it is recommended that the second paragraph of Subsection 3.3 “Density” be deleted and be replaced by the following:

In the area where the maximum FSI is shown as 6.0, any development in excess of an FSI of 4.0 shall be used exclusively for non-residential uses, including retail uses provided the retail uses are grade related.

While not specifically requiring office uses, it is expected that a substantial proportion of the non-residential uses would be offices located in the podiums of the buildings. Such office uses would be consistent with the type of mixed-use development occurring along the Yonge Street Corridor to the north and south of this location. It is also noted that Policy 3.6.4 “Office Uses” of the Yonge Street Corridor Secondary Plan states that there are no limitations on the amount of office space in the High Rise Mixed Used area, provided the maximum heights and densities are maintained.

Therefore, staff are not recommending a specific requirement for office use in recognition of the requirement for non-residential uses. However, the proportion of non-residential uses provided for in the original policy should be maintained through the increase in maximum density to 6.0 FSI.

Relationship to Vaughan Vision 2020/Strategic Plan

The proposed modification to the Yonge Steeles Corridor Secondary Plan is consistent with the priorities set by Council in the Vaughan Vision 20/20 Plan, and in particular to the City's commitment to “plan and manage growth and economic vitality”. The following specific initiatives are of particular relevance to the Yonge Steeles Secondary Plan:

- Support and coordinate land use planning for high capacity transit at strategic locations in the City; and
- Complete and implement the Growth Management Strategy (Vaughan Tomorrow)

Regional Implications

The Yonge Steeles Corridor Secondary Plan has been prepared pursuant to the policies of the Vaughan Official Plan 2010 and the new York Region Official Plan. This report and resulting Council minute will be forwarded to York Region for its further consideration as a modification to the Yonge Steeles Corridor Secondary Plan. It will be considered along with the recommendations contained in the October 15, 2013 Committee of the Whole report “Request for Modifications and Status Update to Adopted Secondary Plan”.

Conclusion

Unlike the Vaughan Metropolitan Centre Secondary Plan the Yonge Steeles Centre Secondary Plan does not specifically require office uses in the High Rise Mixed Use designation adjacent to the future Subway Station. However, the Yonge Steeles Secondary Plan does include policy to ensure that a broad mix of uses is developed at this prominent gateway corner. The Yonge Steeles Corridor Secondary Plan provides policies that require a minimum amount of non-residential development that would include commercial and office uses should the development exceed a threshold limit.

With the increase of density from 5.0 FSI to 6.0 FSI, there is the need to adjust the threshold to ensure that the original proportion of residential to non-residential density is maintained. (approximately two-thirds residential to one-third non-residential) Staff is satisfied that a

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significant proportion of the non-residential uses would be office space, located in the podiums of the High Rise Mixed Use buildings.

Therefore it recommended that the amended policy be approved and that this report and Council minute be forwarded to the Region of York for consideration in conjunction with the October 15, 2013 Committee of the Whole report "Request for Modifications and Status Update to Adopted Secondary Plan".

Attachments

1. Proposed Density Adjustment Area
2. Extract from Council – October 29, 2013, Item 18, Report No 42 – Yonge Steeles Corridor Secondary Plan

Report prepared by:

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Roy McQuillin, Manager of Policy Planning, ext. 8211

(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.)