

**COMMITTEE OF THE WHOLE OCTOBER 4, 2011**

**SITE DEVELOPMENT FILE DA.11.067  
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)  
STEELES WEST STATION (PHASE 1)  
THE REGIONAL MUNICIPALITY OF YORK  
C/O THE TORONTO TRANSIT COMMISSION  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.067 (The Regional Municipality of York, C/O the Toronto Transit Commission) BE APPROVED, to permit the development of the Steeles West Subway Station (Phase I), subject to the following conditions:
  - a) that prior to the issuance of a full Building Permit by the Vaughan Building Standards Department:
    - i) the final site plans, building elevations, signage plans, landscaping plans and details for the Phase I lands, and a concept development plan for other lands by the Region of York immediately east of the Steeles West Station shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, wind, noise, and traffic studies, shall be approved by the Vaughan Development/Transportation Engineering Department;
    - iii) the Phase II Environmental Site Assessment (ESA) and the Phase III ESA if required, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
    - iv) all hydro requirements of Power Stream Inc. shall be satisfied;
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and,
    - vi) all requirements of the City of Toronto related to the Steeles Avenue right-of-way shall be satisfied.

**Contribution to Sustainability**

The applicant has advised that the following sustainable features will be provided within the site and building design:

- i) 7 bicycle parking spaces/racks, which will be well lit, highly visible from the interior for security, and located on the south side of the station entrance (Attachment #9);
- ii) a 271.5m<sup>2</sup> green roof over the Power Substation (Attachment #6);
- iii) a landscape design that includes 50% native and adapted plants that are water efficient;
- iv) ceramic frit glass will be used for the Station Entrance to minimize risk for migratory bird collisions; and,

- v) exterior pole lighting in pedestrian areas will be focused to direct users to pedestrian pathways and will reduce night time light trespass/pollution.

### **Economic Impact**

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

### **Communications Plan**

N/A

### **Purpose**

The agent, the Toronto Transit Commission (TTC) has submitted Site Development File DA.11.067 on behalf of the Owner, The Regional Municipality of York, to facilitate the development of the subject lands shown on Attachments #1 and #2, for Phase I of the Steeles West Subway Station as shown on Attachments #3 to #10. The Phase I development is comprised of the station entrance building and the power substation building, which are discussed further in the Site Plan Review Section of this report.

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

#### **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.

#### **Site Plan Control/Implementation**

Pursuant to the City's Site Plan Control By-law 228-2005, as amended, the TTC is required to submit a Site Development Application for Vaughan Council's approval for each of the 3 proposed subway stations in the City of Vaughan. The applications are to follow the established site plan approval process, and circulated to internal departments and external public agencies for review and comment. The comments received are considered as input into the process and documented in a report to Vaughan Council or the City Manager during hiatuses. 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 building permit(s) may be issued.

#### **Development Phasing**

The Steeles West Subway Station is bisected by Steeles Avenue West, and is therefore located in both the City of Vaughan/York Region and the City of Toronto. As shown on Attachment #3, the north entrance building, the power substation building, the York Region Transit (YRT) Bus Terminal and a commuter parking facility will be developed north of Steeles Avenue West, in the City of Vaughan. The south entrance building and TTC bus terminal will be developed south of Steeles Avenue West, in the City of Toronto, within the York University Campus.

The Toronto-York Spadina Subway Extension (TYSSE) project team has advised in a letter dated June 20, 2011, that the subject Site Development File DA.11.067 will only address and include the Phase I development of the Steeles West Subway Station, comprised of the north station entrance building, power substation building and surrounding hard and soft landscaped plaza, as shown on Attachments #4 to #10.

A separate Site Development Application will be submitted at a future date for the Phase II development, comprised of the YRT bus terminal and commuter parking facility proposed north of the power substation and served by bus lane and the approved north-south road (Street "C" – Attachments #3 and #4) identified in the City's Steeles Keele Plan (OPA #620). The TYSSSE anticipates the submission of the Phase II Site Development Application in late Fall 2011.

#### Official Plan and Zoning

The subject lands are designated "Station Site and Commuter Parking Access" by 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 the new City of 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 Region of York. The Steeles West Secondary Plan recognizes the location for the Steeles West 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 Steeles West Subway Station development conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(651). 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. The Steeles West Subway Station development is deemed to be a civic use, and therefore, complies with Zoning By-law 1-88.

#### Site Plan Review

The 358.3m<sup>2</sup> kidney-shaped north station entrance building shown on Attachments #5 and #7 is centrally located on the Phase I lands and will be developed with two canopied entrances at opposing ends. The building will be constructed to a height of 12 m and will consist of varying shades of copper Corten steel plate along the roof line and alternating clear glass panels and red porcelain enameled panels at grade. The 934.5 m<sup>2</sup> rectangular power substation building shown on Attachments #6 and #8 is located north of the station entrance, will be constructed to a height of 7 m, and includes a 271.5 m<sup>2</sup> green roof. The building materials are consistent with the station entrance, except the red enameled steel panels will include a painted leaf pattern. The surrounding landscaped plaza shown on Attachments #9 and #10 includes textured pavers, concrete benches and seat walls, and a variety of coniferous and deciduous trees and shrubs. Pedestrian connections are provided throughout the landscaped plaza from the station entrance building and via a proposed sidewalk along Steeles Avenue West that will connect east to the future north-south road (Street "C") and north to the future YRT Bus Terminal and commuter parking facility.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, and will continue to work with the TTC to finalize the details. Prior to the issuance of a full building permit, the final site plans, building elevations and landscape plans will be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department is generally satisfied with the proposal and has requested that revisions be made to the site servicing and grading plan, the stormwater management report and the wind study. The Department concurs with the findings of the Phase I Environmental Site Assessment (ESA) that a Phase II ESA is required, and should there be a recommendation for a Phase III ESA, that all these reports must be completed to the satisfaction of the Vaughan Development/Transportation Engineering Department.

Prior to the issuance of a building permit, the final site servicing and grading plan, stormwater management report, wind, noise and traffic studies, together with the Phase I, II and III (if required) ESA's, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. Conditions to this effect are included in the recommendation of this report.

#### Vaughan Public Works Department-Waste Management

The TYSSE project team has confirmed in a letter dated August 22, 2011 that all garbage and recycling pick-up from the Steeles West Station will be handled by the City of Toronto. The Vaughan Public Works Department has no objection to the proposal.

#### Utilities

Power Stream Inc. has no objection to the proposed development. The Owner shall satisfy all hydro requirements of Power Stream Inc. prior to the issuance of a full building permit by the Vaughan Building Standards Department. A condition to this effect has been included in the recommendation of this report.

#### 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 CNR has no objection to the proposed development of Phase I of the Steeles West Station. However, CNR has advised that a 1.8 m high chain link security fence must be provided along the north property line to deter trespass onto the railway right-of-way from the commuter parking facility. The Owner must satisfy the requirements of CNR, through the site development application process for Phase II, if approved.

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

The TRCA has no objections to the proposed development, subject to the applicant revising the stormwater management report, and erosion and sediment control plans to reflect TRCA standards and regulations. Prior to the issuance of a full Vaughan building permit, the applicant 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. Toronto has no objection to the proposal and has requested minor revisions to the site plan, elevation plan, and landscape plan, together with updates and additional information on the wind study and traffic impact study. Prior to the issuance of a full Vaughan building permit, the applicant is to satisfy the requirements of the City of Toronto related to the Steeles Avenue right-of-way. A condition to this effect is included in the recommendation of this report.

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

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

#### **Regional Implications**

The subject lands are owned by the Regional Municipality of York. The Region has been involved in the design process of the Steeles West Station and its relationship to the YRT Bus Terminal and the commuter parking facility. The Region will continue to work with the TTC and the City of

Vaughan to finalize the details of the Phase I development of the Steeles West Station and is expected to submit the required Phase II Site Development Application in late Fall 2011.

### **Conclusion**

The Site Development Application 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 I Site Plan for the Steeles West Subway Station is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. Context Plan (Phase I & II, City of Toronto)
4. Site Plan – Phase I (Subway Station Entrance & Power Substation)
5. Floor & Roof Plan – Subway Station Entrance
6. Floor & Roof Plan – Power Substation
7. Elevation Plan – Subway Station Entrance
8. Elevation Plan – Power Substation
9. Landscape Plan – Subway Station Entrance
10. Landscape Plan – Power Substation

### **Report prepared by:**

Christina Napoli, Senior Planner, ext. 8483

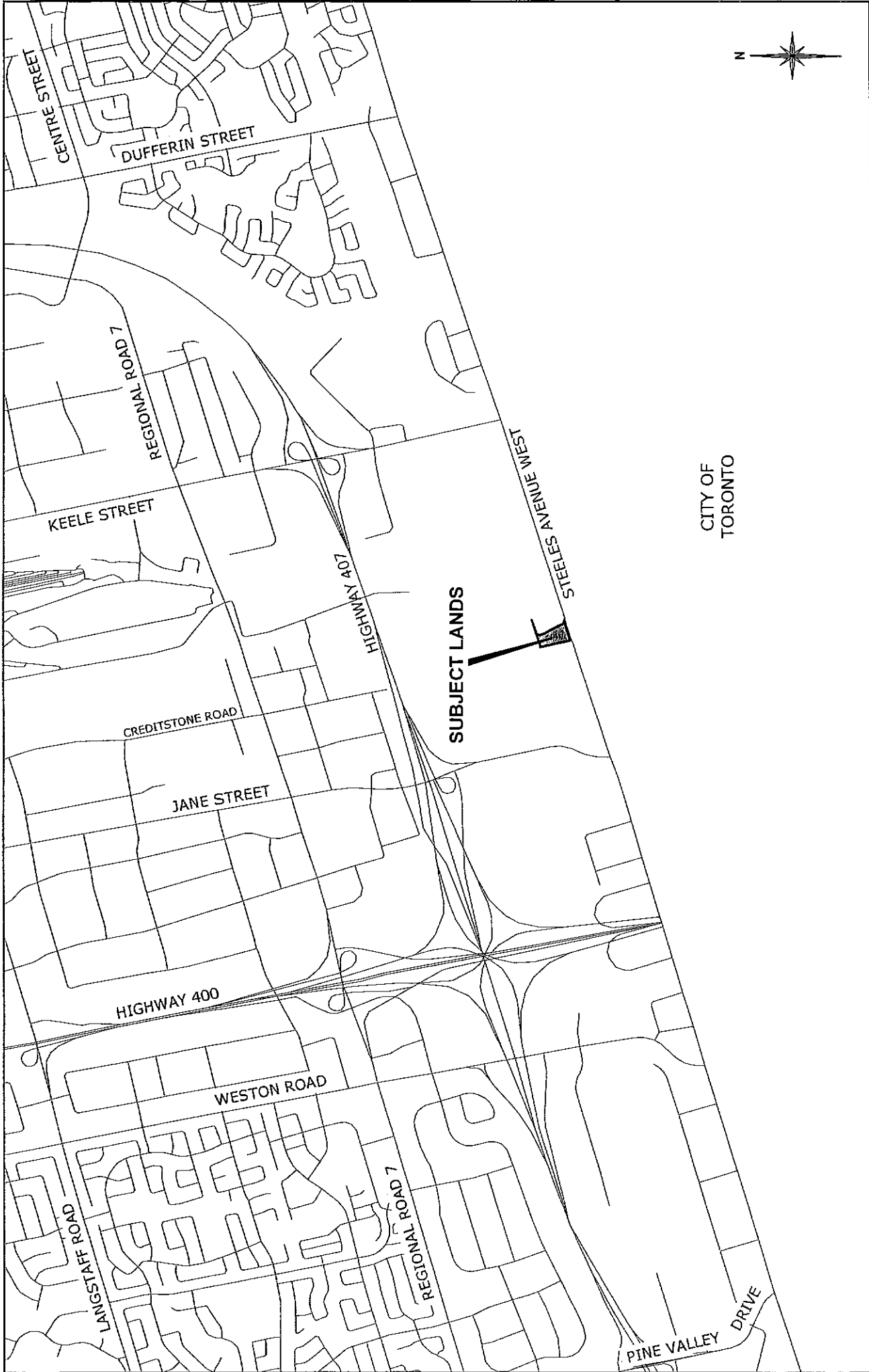
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



CITY OF TORONTO

# Context Location Map

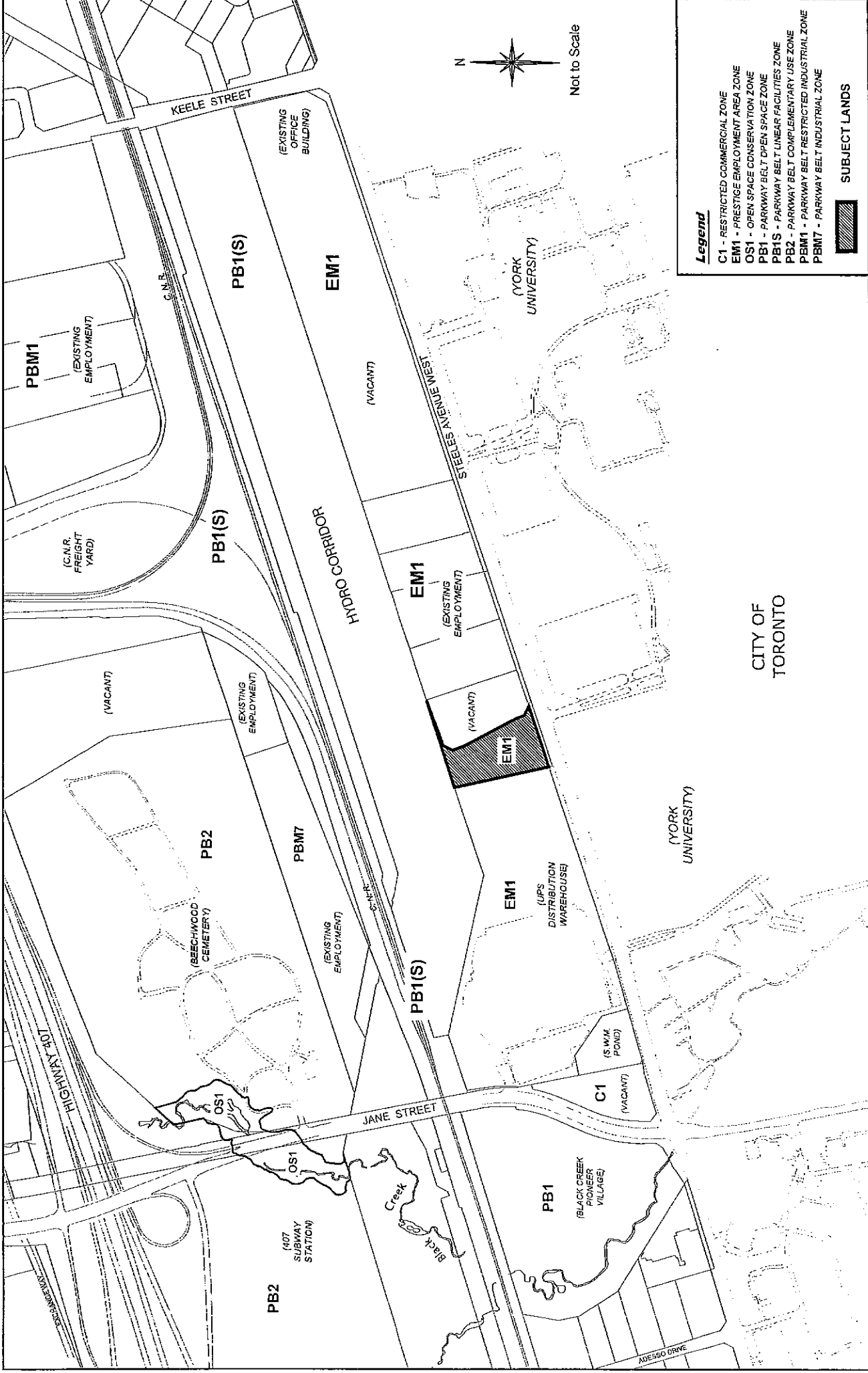
Location: Part of Lot 1,  
Concession 4

Applicant:  
Toronto Transit Commission  
11 VORNA ATTACHEMENTS.DWG 11.067 4x6



# Attachment 1

File: DA.11.067  
Not to Scale  
Date: July 6, 2011



**Legend**

- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- PB1S - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
- PB7 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
- PBM1 - PARKWAY BELT INDUSTRIAL ZONE
- PBM7 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
- SUBJECT LANDS

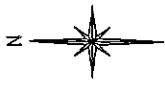
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Concession 4

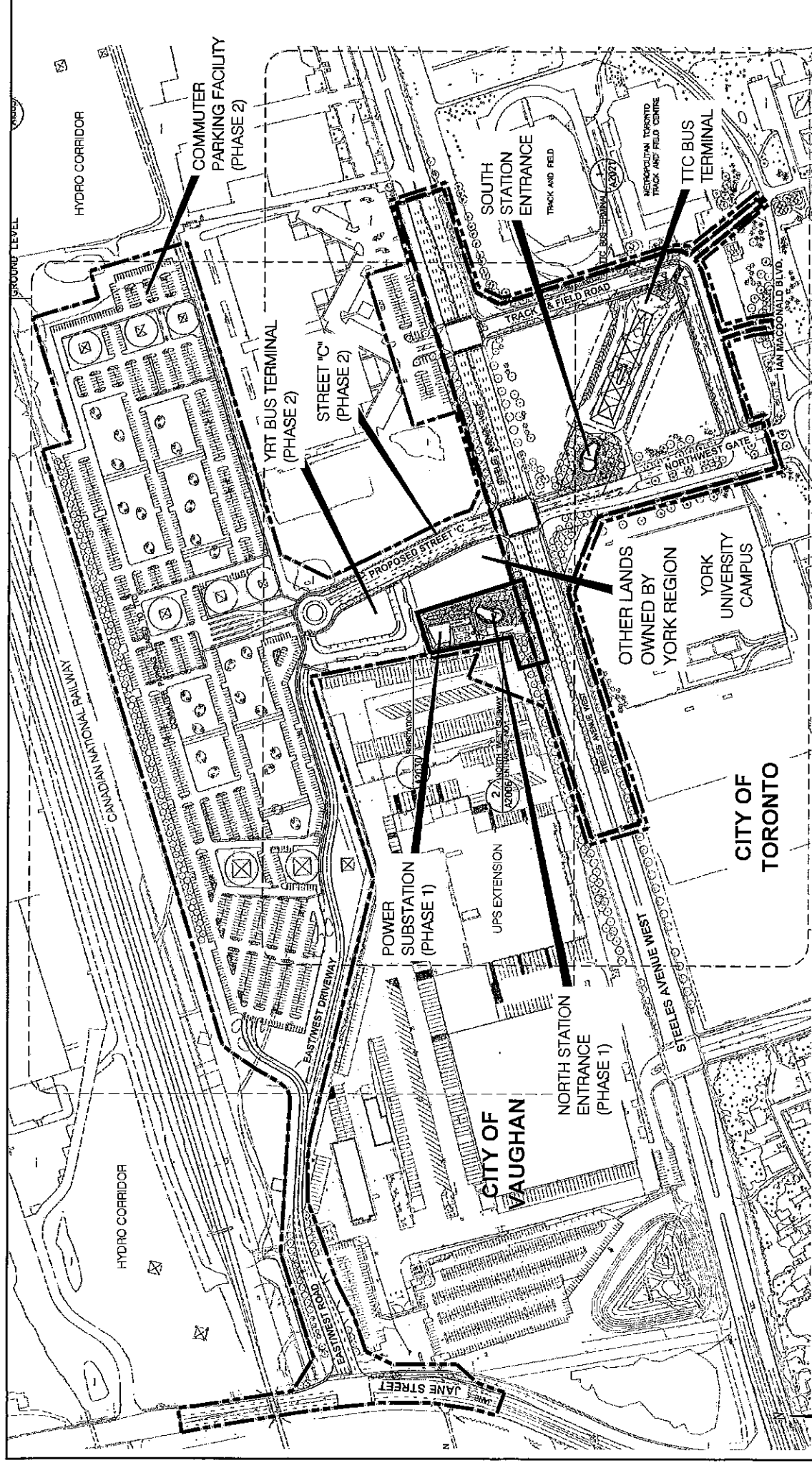
Applicant:  
Toronto Transit Commission

**VAUGHAN**  
Development Planning Department

CITY OF  
TORONTO

Not to Scale





- LEGEND**
- PHASE 1 - DA.11.067
  - PHASE 2 (FUTURE SITE DEVELOPMENT APPLICATION)
  - CITY OF TORONTO APPROVAL AREA

**Context Plan (Phase I & II,  
City of Toronto)**

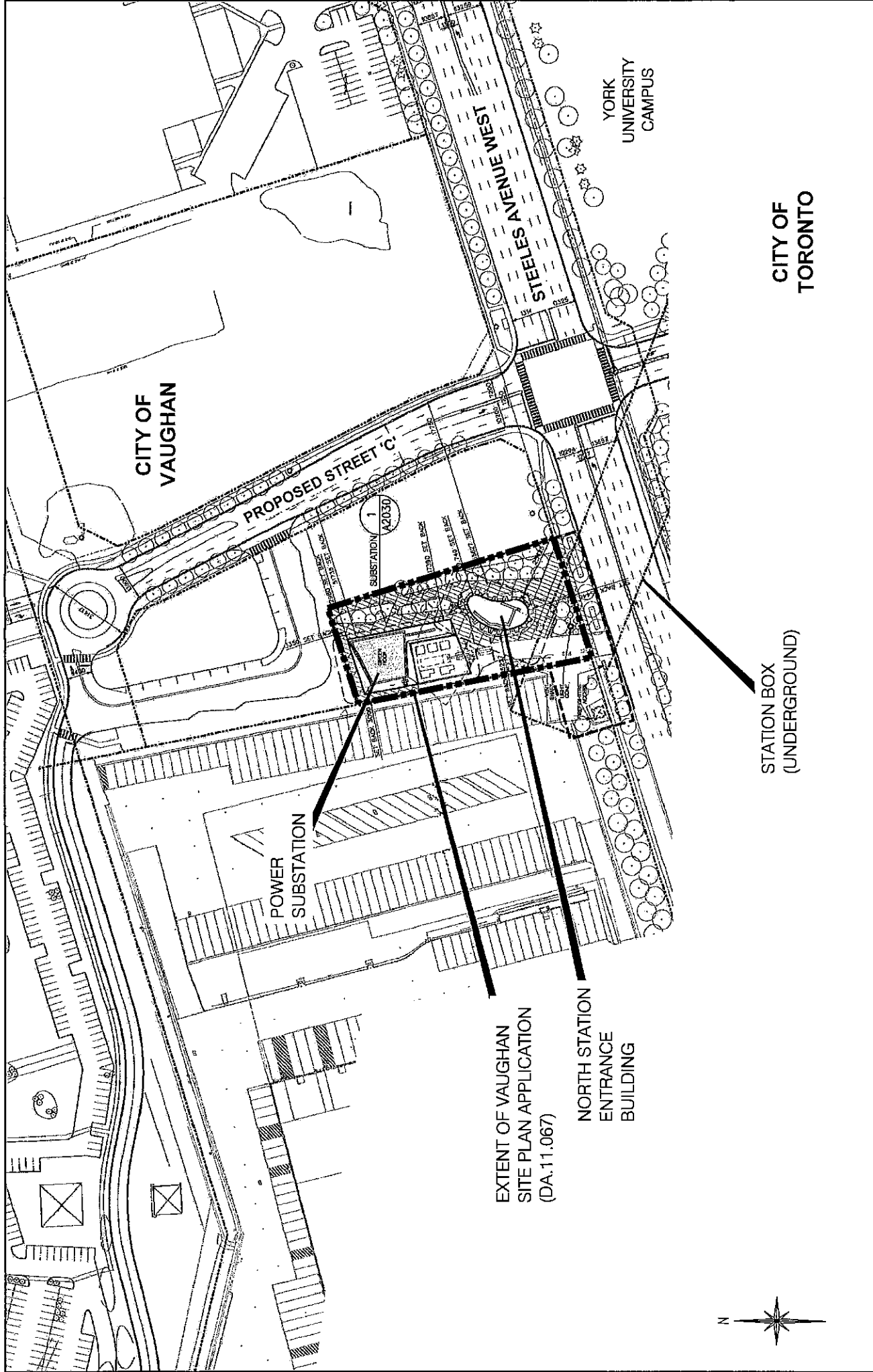


**Applicant:**  
Toronto Transit Commission

**Location:** Part of Lot 1,  
Concession 4

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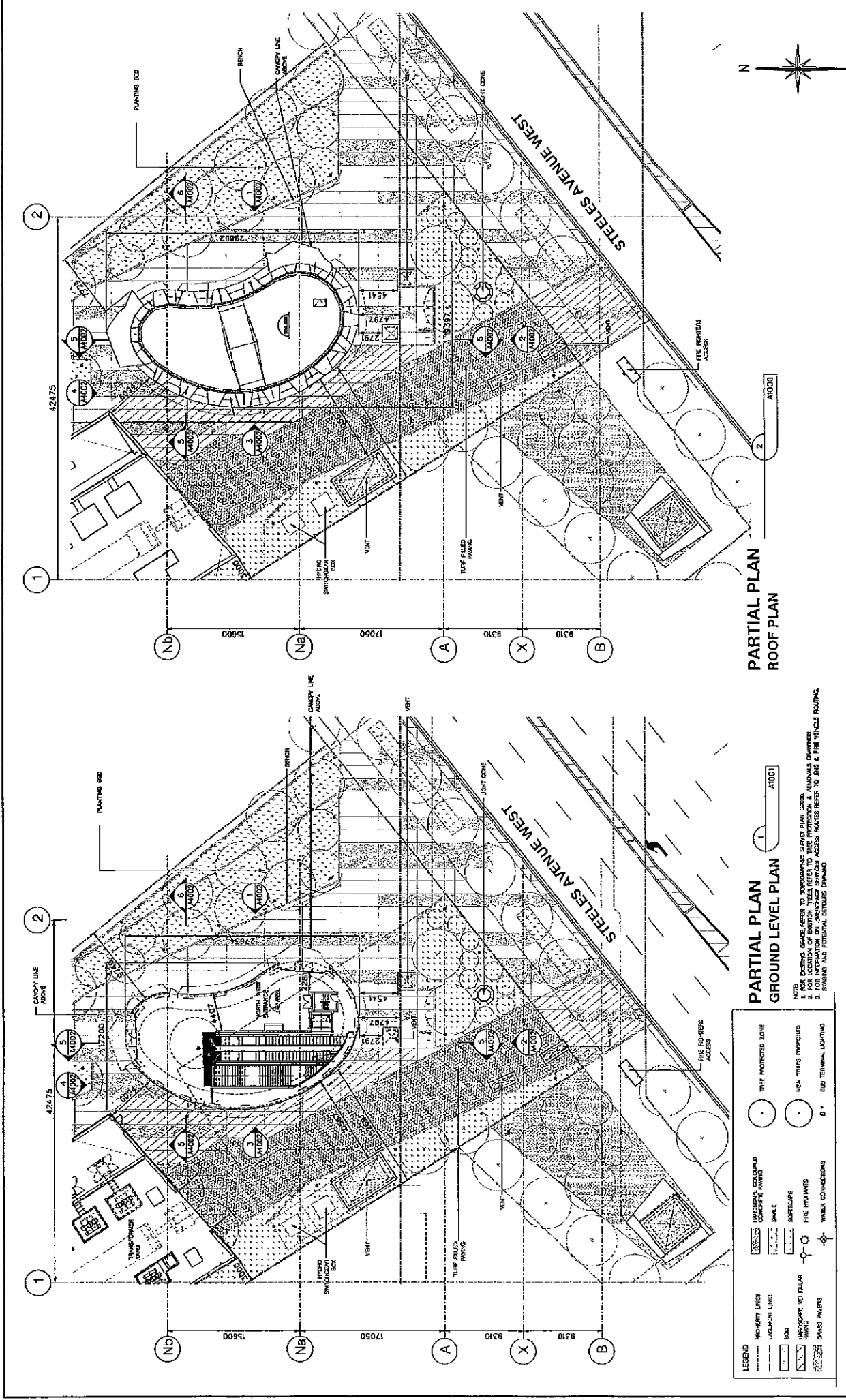
**Site Plan - Phase I (Subway Station Entrance & Power Substation)**

**Attachment**

File: DA.11.067  
 Not to Scale  
 Date: September 13, 2011



Applicant:  
 Toronto Transit Commission  
 Location: Part of Lot 1,  
 Concession 4  
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**LEGEND**

	HATCHED LINES		PROPOSED COLOURED CONCRETE PAVING
	EXISTING LINES		PAVEMENT
	HATCHED AREA		FIRE HYDRANTS
	GRASS PAVERS		WATER CONNECTIONS
	TREE PROPOSED ZONE		NEW TREES PROPOSED
	FIRE HYDRANTS ACCESS		BUS TERMINAL LIGHTING

**PARTIAL PLAN GROUND LEVEL PLAN**  
 1 A1001

**PARTIAL PLAN ROOF PLAN**  
 2 A1001

NOTES:  
 1. EXISTING GRADE REFER TO TERRACING SURVEY PLAN COVER.  
 2. FOR LOCATION OF EXISTING TRAZES REFER TO THIS PROTECTION & REMOVALS DRAWING.  
 3. FOR INFORMATION ON EMERGENCY SERVICES ACCESS ROUTES REFER TO S&S & FIRE VEHICLE ROUTING DRAWING AND POTENTIAL OBVIOUS DRIVING.



**Floor & Roof Plan -  
 Subway Station Entrance**

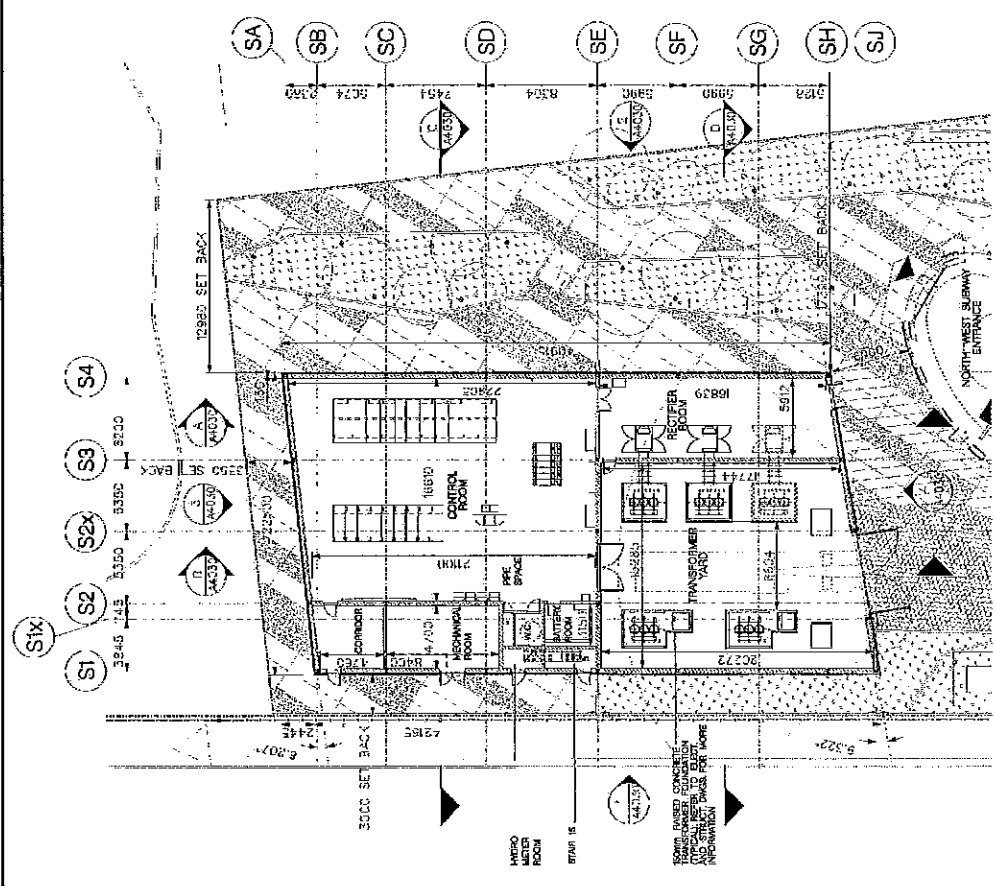
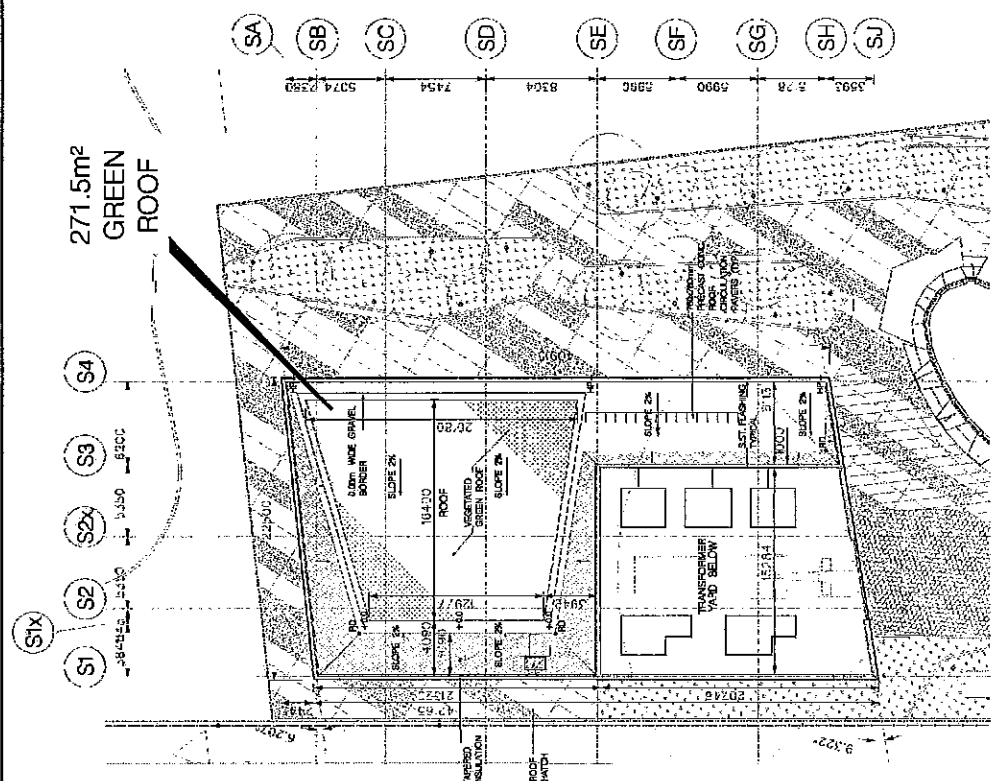
Applicant: Toronto Transit Commission  
 Location: Part of Lot 1, Concession 4

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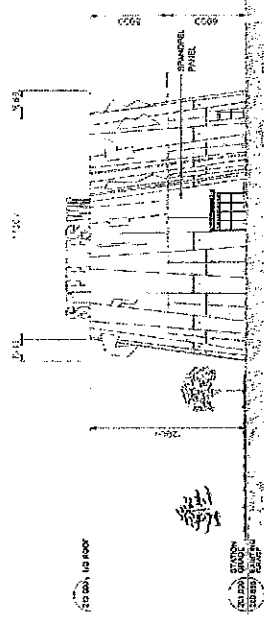
# Floor & Roof Plan - Power Substation

Applicant:  
 Toronto Transit Commission  
 Location: Part of Lot 1,  
 Concession 4

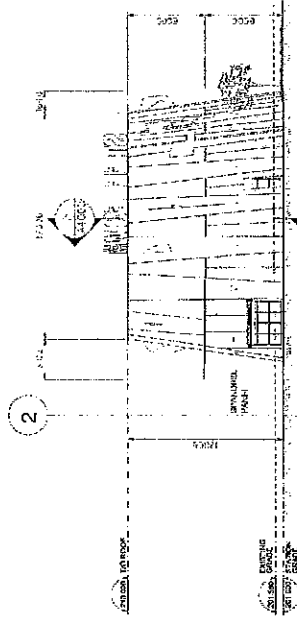


NOTE:  
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 2. FOR LOCATION OF EXISTING TREES REFER TO TREE PROTECTION & REMOVAL DRAWINGS.  
 3. FOR INFORMATION ON EMERGENCY SERVICES ACCESS ROUTES REFER TO EMS & FIRE VEHICLE ROUTING, STAGING AND POTENTIAL INTERIOR DRAWING.

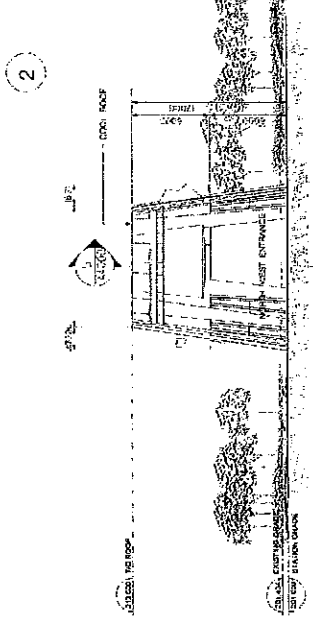
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[Symbol]	WATER CONNECTIONS
[Symbol]	TREE PROTECTED ZONE
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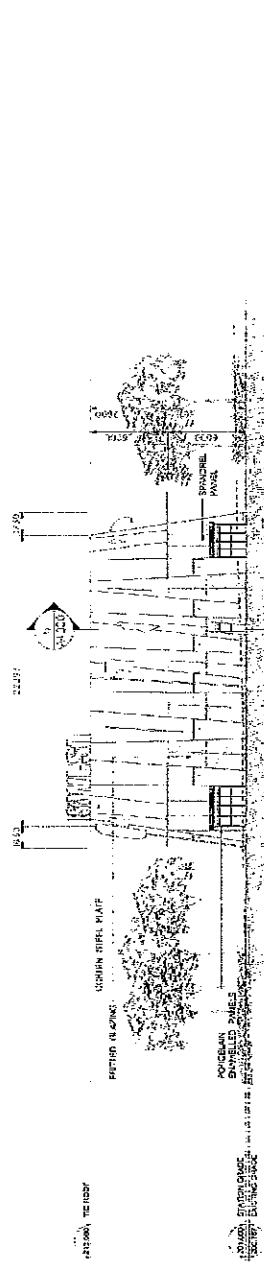
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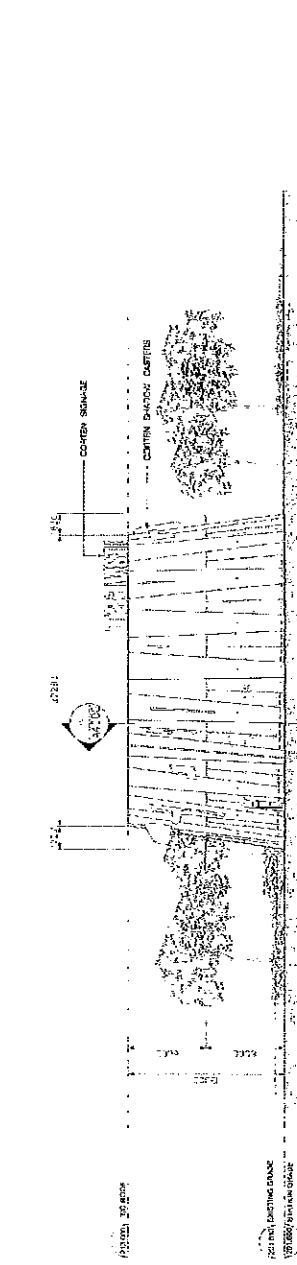
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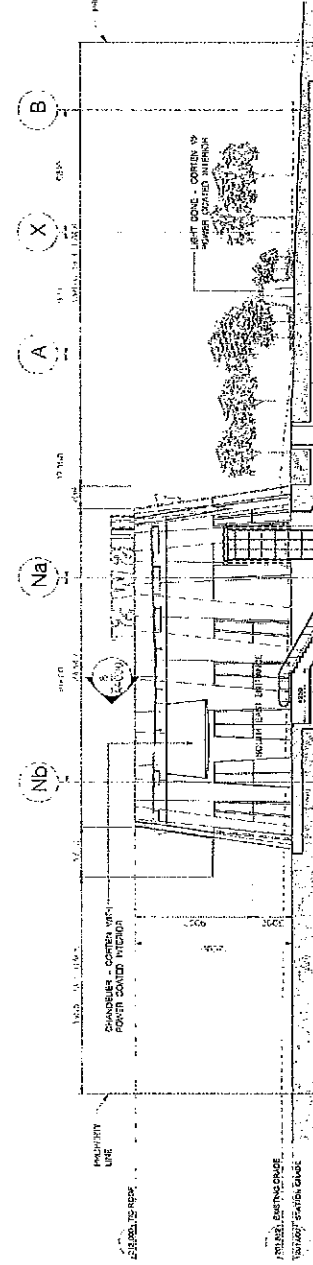
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**ELEVATION EAST ELEVATION**



**ELEVATION WEST ELEVATION**



**SECTION LONG SECTION**

**Elevation Plan - Subway Station Entrance**

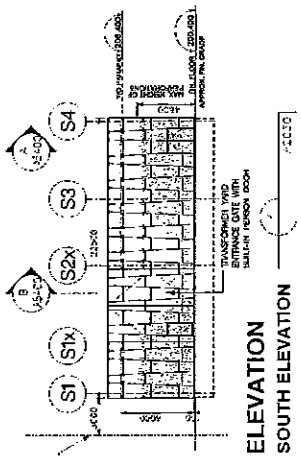
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Date: July 6, 2011

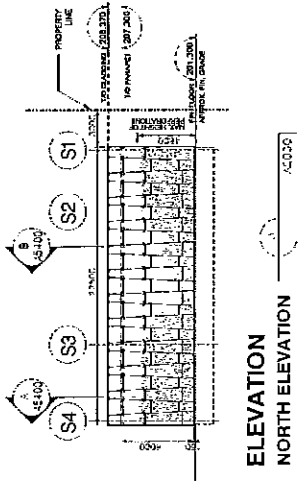


Applicant: Toronto Transit Commission  
Location: Part of Lot 1, Concession 4

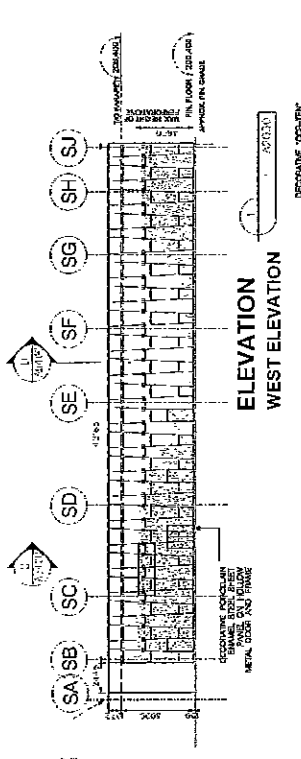
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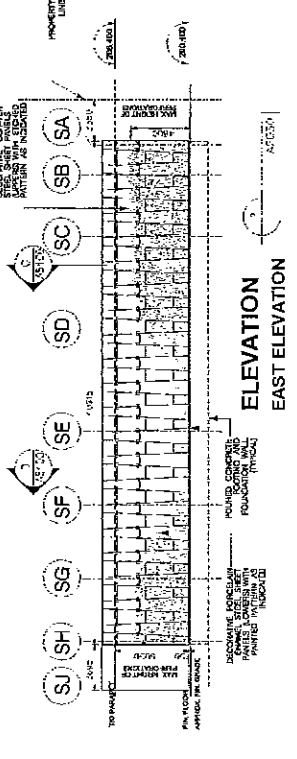
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SOUTH ELEVATION**



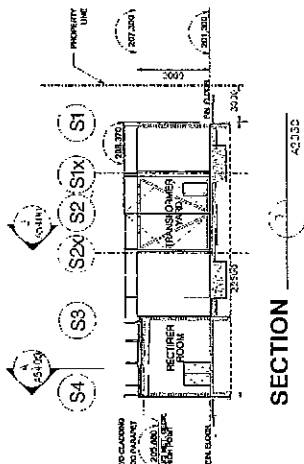
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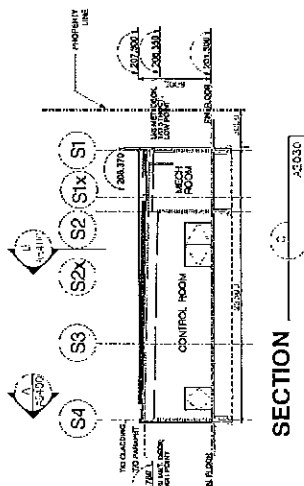
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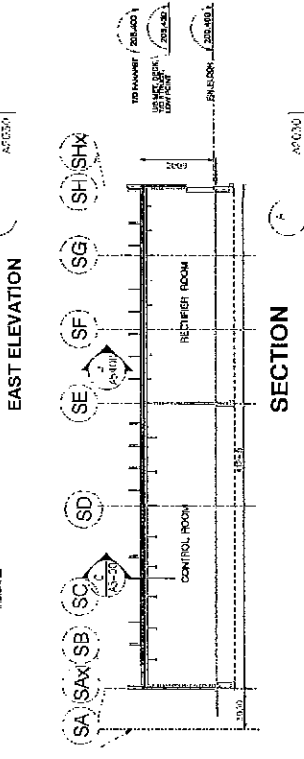
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EAST ELEVATION**



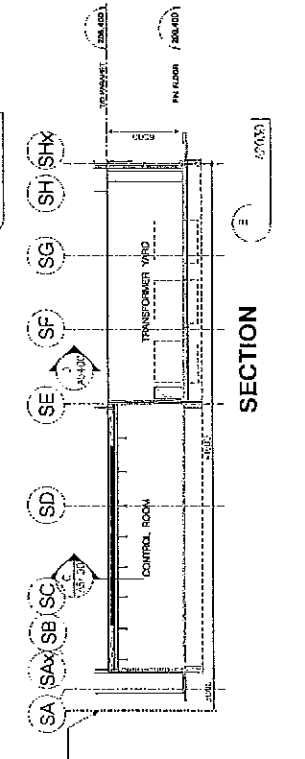
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**SECTION**



**SECTION**



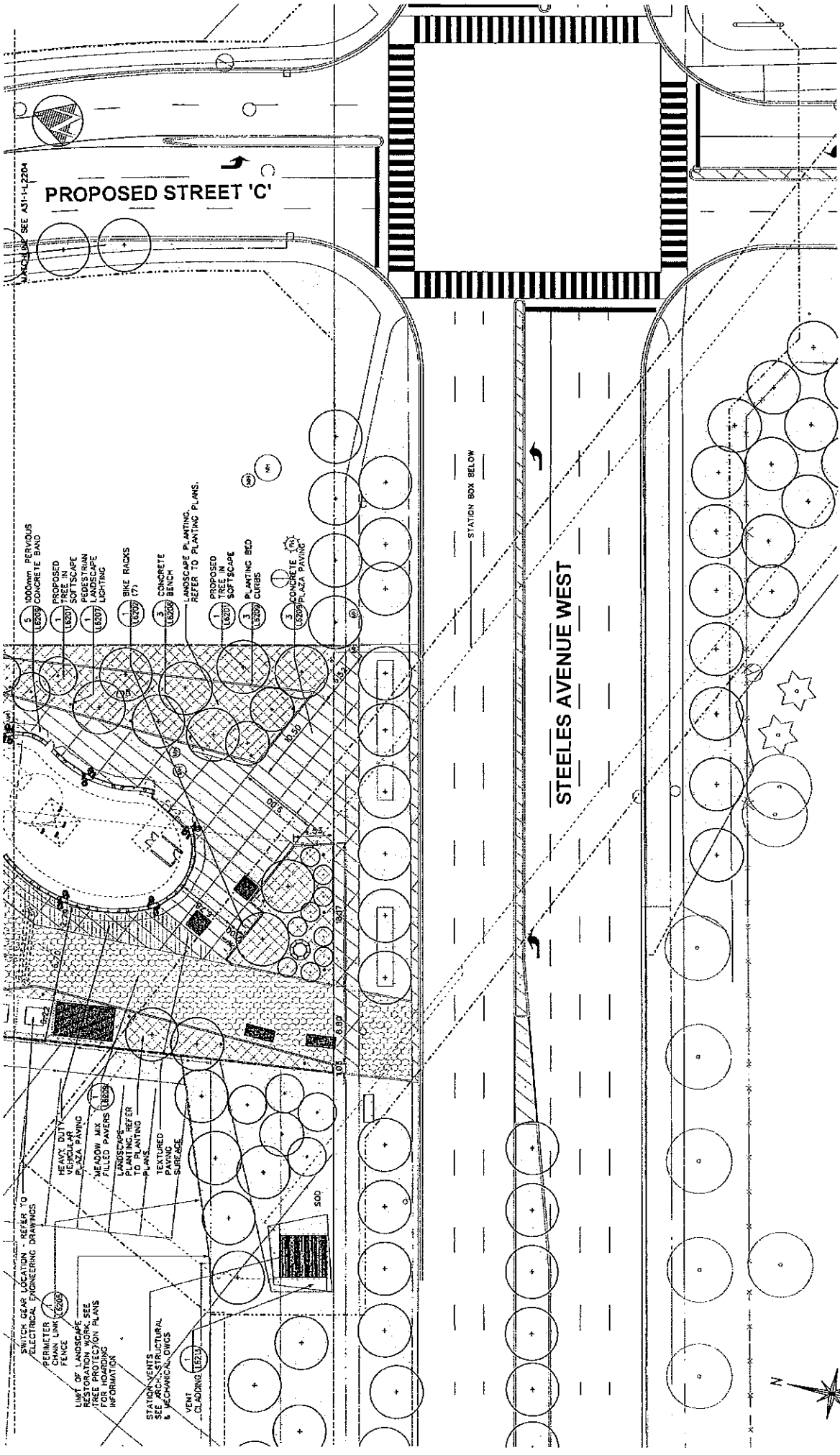
**SECTION**



**Elevation Plan -  
Power Substation**

Applicant: Toronto Transit Commission  
 Location: Part of Lot 1,  
 Concession 4

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Landscape Plan -  
 Power Substation

Applicant: Toronto Transit Commission  
 Location: Part of Lot 1, Concession 4