

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – FEBRUARY 2, 2021**COMMUNICATIONS****Distributed February 1, 2021****Item**

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|----|--|---|
| C1 | Rosemarie Humphries, Humphries Planning Group, presentation material, dated February, 2021 | 3 |
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Distributed February 2, 2021

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| C2 | Paula Bustard, Penguin-Calloway (Vaughan) Inc., Highway 7, Vaughan, presentation material, dated February 2021 | 1 |
| C3 | Paula Bustard, Penguin-Calloway (Vaughan) Inc., Highway 7, Vaughan, presentation material, dated February 2021 | 2 |

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Please note there may be further Communications.

HUNTER-FIFTY INVESTMENTS LIMITED & LINE DRIVE EAST INVESTMENTS LIMITED

6100 LANGSTAFF RD & HIGHWAY 27



PUBLIC MEETING
FEBRUARY 2, 2021

HUMPHRIES PLANNING GROUP INC.

PURPOSE OF APPLICATION

To rezone the Subject Lands from Agricultural (A) Zone to Prestige Employment (EM1) Zone.

No development is proposed at this time.

■ City of Vaughan Zoning By-law 1-88

- The Subject Lands are currently zoned as “Agricultural (A)” Zone.
- The proposed zone for the Subject Lands is “Prestige Employment (EM1)” Zone with no exceptions.
- The applicant has refined the proposed uses of the EM1 Zone to conform to the VOP 2010.

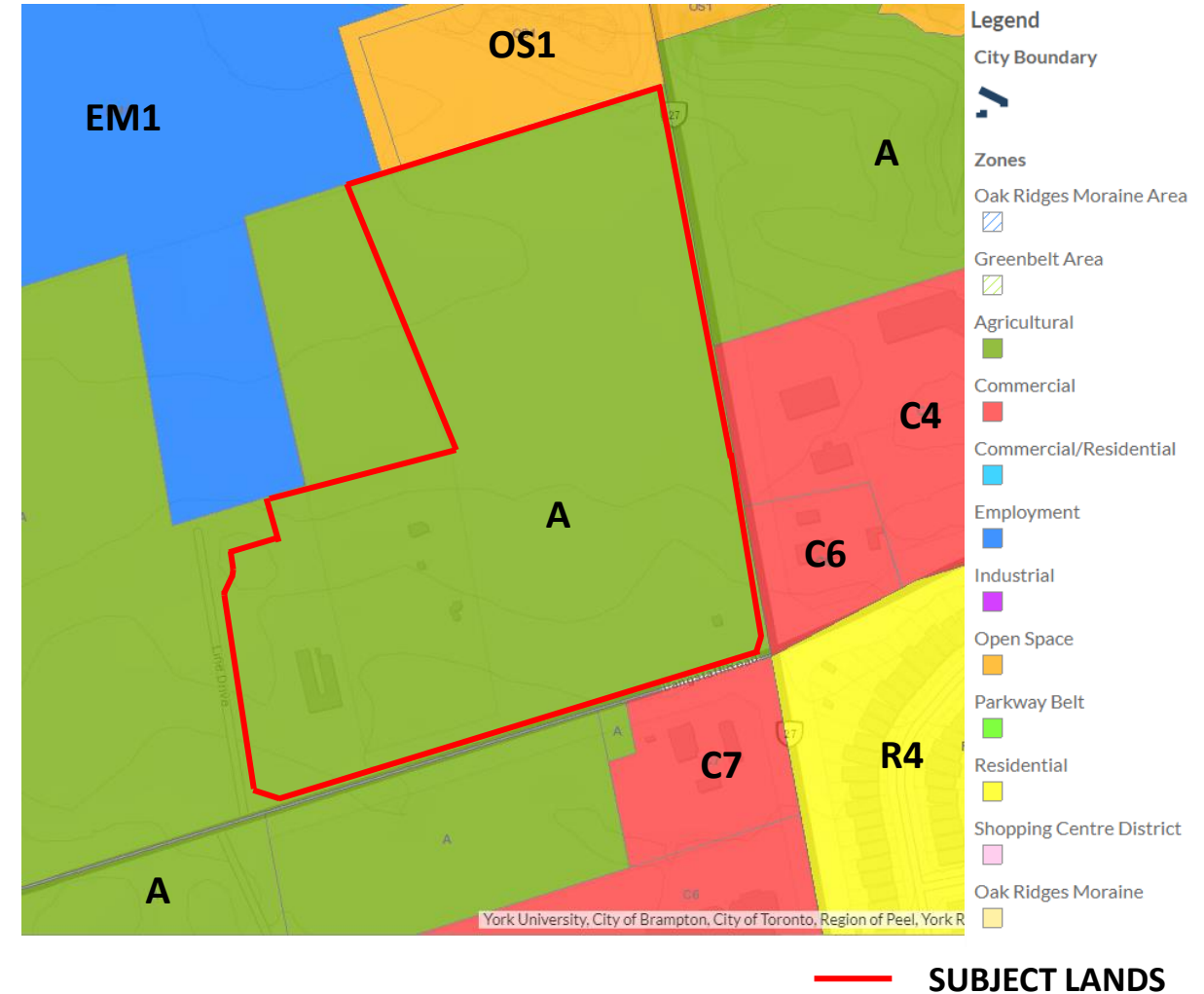


Figure 1: City of Vaughan Zoning By-law 1-88 Map (City of Vaughan)

EXISTING CONTEXT

Municipal Address:
6100 Langstaff Road & Highway 27

Site Area:
Approximately 11.3 hectares

Lot Frontage:
383 m (1,256 ft) – Highway 27
339 m (1,112 ft) – Langstaff Road

Existing Use:
Agricultural land uses with former accessory farm-related uses.



Figure 2: Property Map (York Maps, 2020)

SITE LOCATION & AREA CONTEXT



★ EXISTING BUS STOP

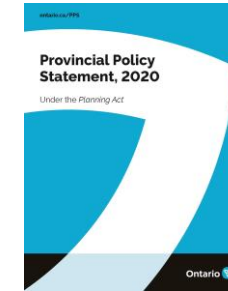
— SUBJECT LANDS

Figure 3: Location Map (York Maps, 2020)

POLICY FRAMEWORK

■ **Provincial Policy Statement, 2020**

- The Subject Lands are located within “Settlement Areas”, as described in Section 1.1.3
- Will promote intensification of transit-supportive development.



■ **A Place to Grow – Growth Plan, 2020**

- Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
- The proposed Rezoning will contribute to the economic development and competitiveness in the GGH by making more efficient use of the currently existing vacant employment lands and providing a greater range of employment uses in the City of Vaughan.
- The proposed Application is consistent with the PPS and is in conformity with the Growth Plan.



POLICY FRAMEWORK

- **York Region Official Plan, 2010**

- The Subject Lands are designated “Urban Area”, per Map 1 – Regional Structure.

- **Vaughan Official Plan, 2010**

- Subject Lands are located within a “**Employment Area**”, per Schedule 1 – Urban Structure.
- Subject Lands are located within the **West Vaughan Employment Area Secondary Plan**, per Schedule 14-A – Areas Subject to Secondary Plans.
- Section 2.2.4.1 states “The planned function of the Employment Areas is to support economic activity in Vaughan by supplying land for a range of industrial, manufacturing, warehousing and, where appropriate, some office uses.
- The proposed Application conforms to the Region of York and Vaughan Official Plan.



POLICY FRAMEWORK

■ **West Vaughan Employment Area Secondary Plan**

- Subject Lands are designated “Prestige Employment”, per Schedule 3 – Land Use.
- As part of the applicants submission support for the removal of the east/west road is being undertaken per Section 2.2.8 of the Secondary Plan.
- The proposed application conforms to the WVEA Secondary Plan in all respects.

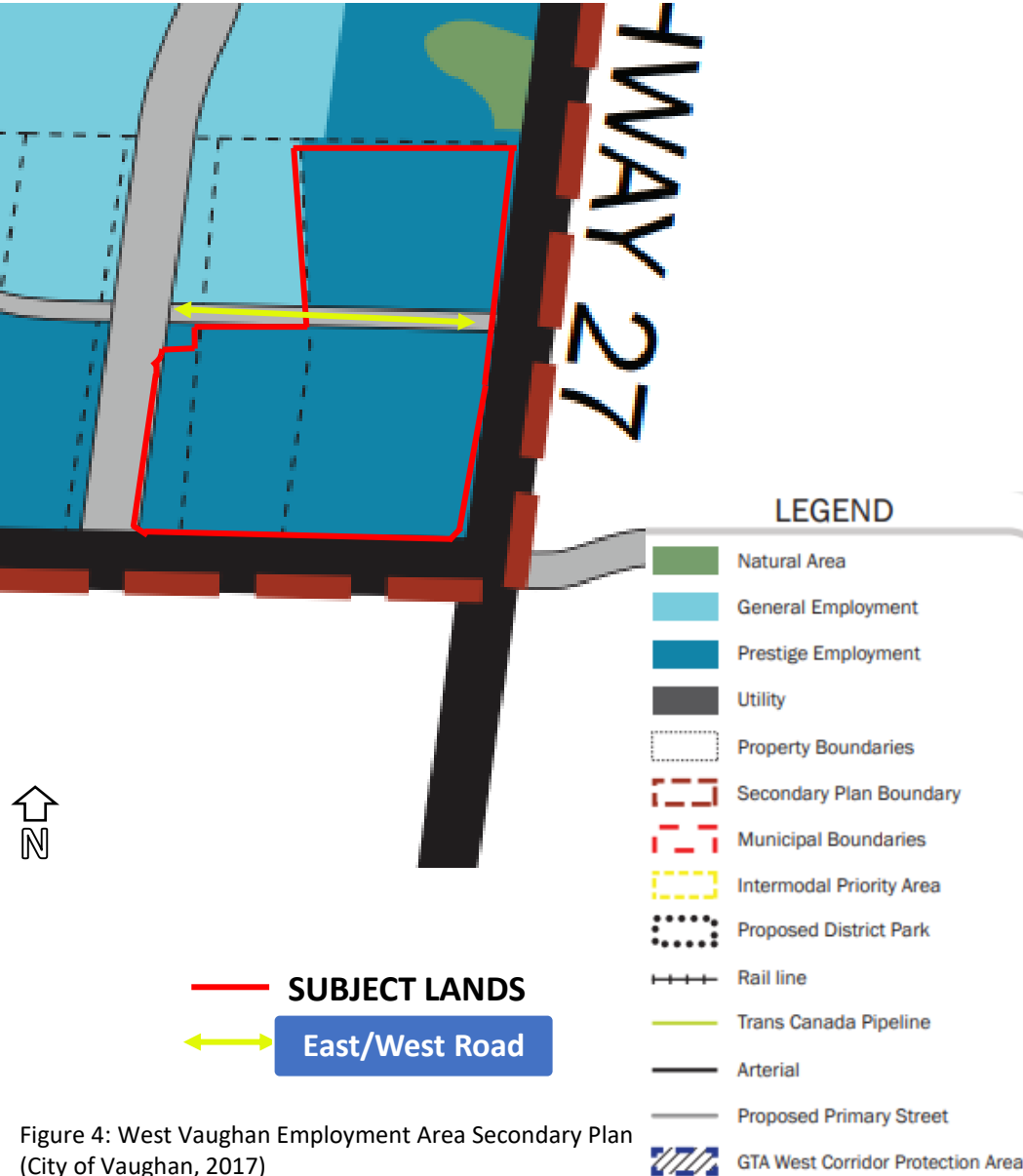


Figure 4: West Vaughan Employment Area Secondary Plan (City of Vaughan, 2017)

POLICY FRAMEWORK

■ Block 59

- Request is being made for elimination of Street “L”, east of Line Drive connecting to Highway 27.
- Section 2.2.8 of the WVEA Secondary plan provides policy with respect to this request.
- A Traffic Report has been submitted on behalf of the applicant to remove the street between Line Drive and Hwy 27.

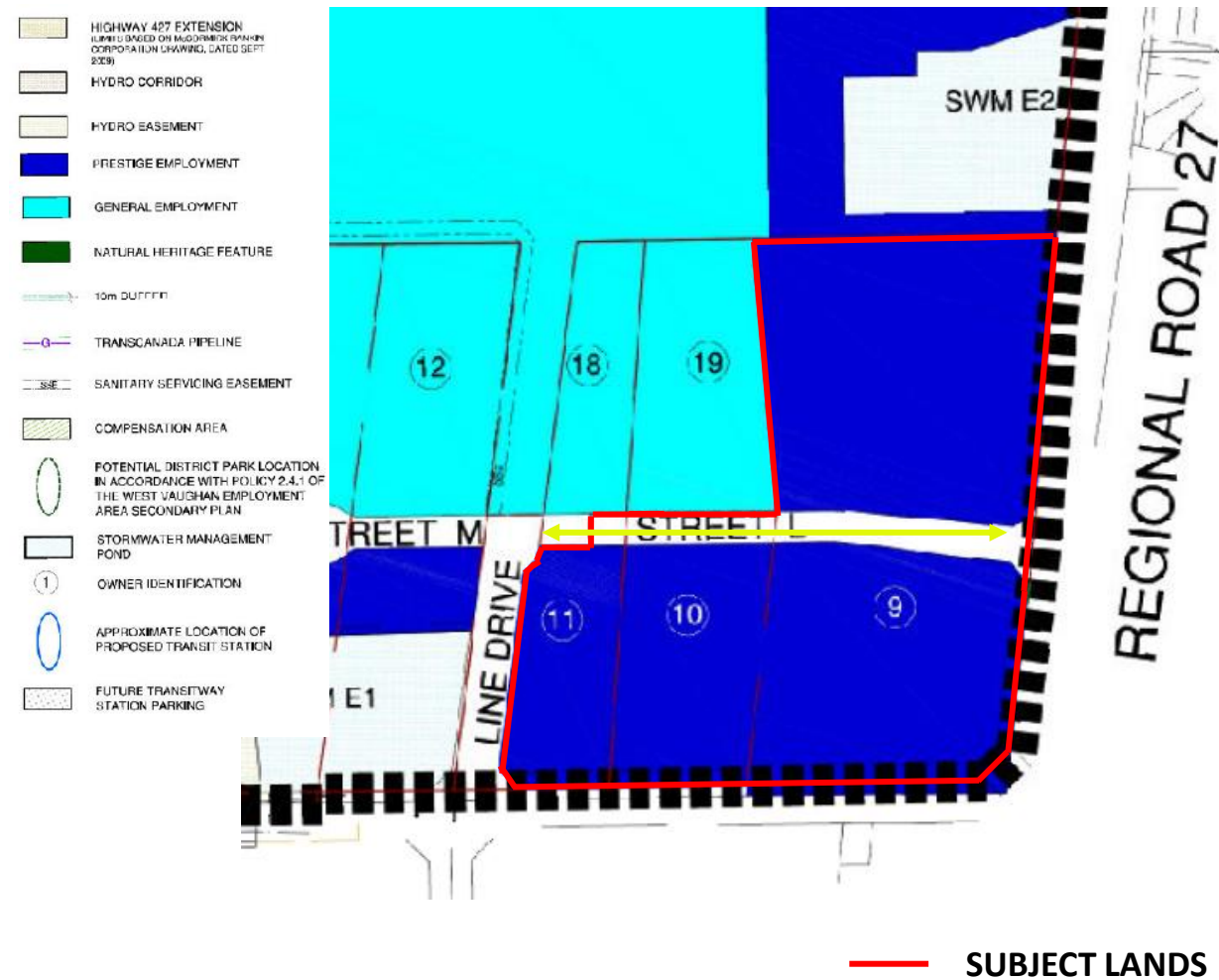


Figure 5: Block 59 Land Use Plan (September 3, 2020)

STUDIES COMPLETED

- Planning Brief prepared by HPGL dated January 2021;
- Servicing Brief prepared by Urban Ecosystems dated January 2021;
- Stage 1-2 Archeological Assessment dated November 2020 prepared by This Land Archeology Inc.;
- Phase 1 ESA prepared by Arcadis dated April 2017;
- Phase 2 ESA prepared by Arcadis dated May 2017;
- Environmental Screening Report prepared by Briggs Canada Limited dated June 2017;
- Updated Due Diligence Phase 1 ESA prepared by Briggs Canada Limited dated September 2019;
- TIS prepared by TMIG dated January 2021

THANK YOU

VMC Block C2 Public Meeting



FEBRUARY 2021

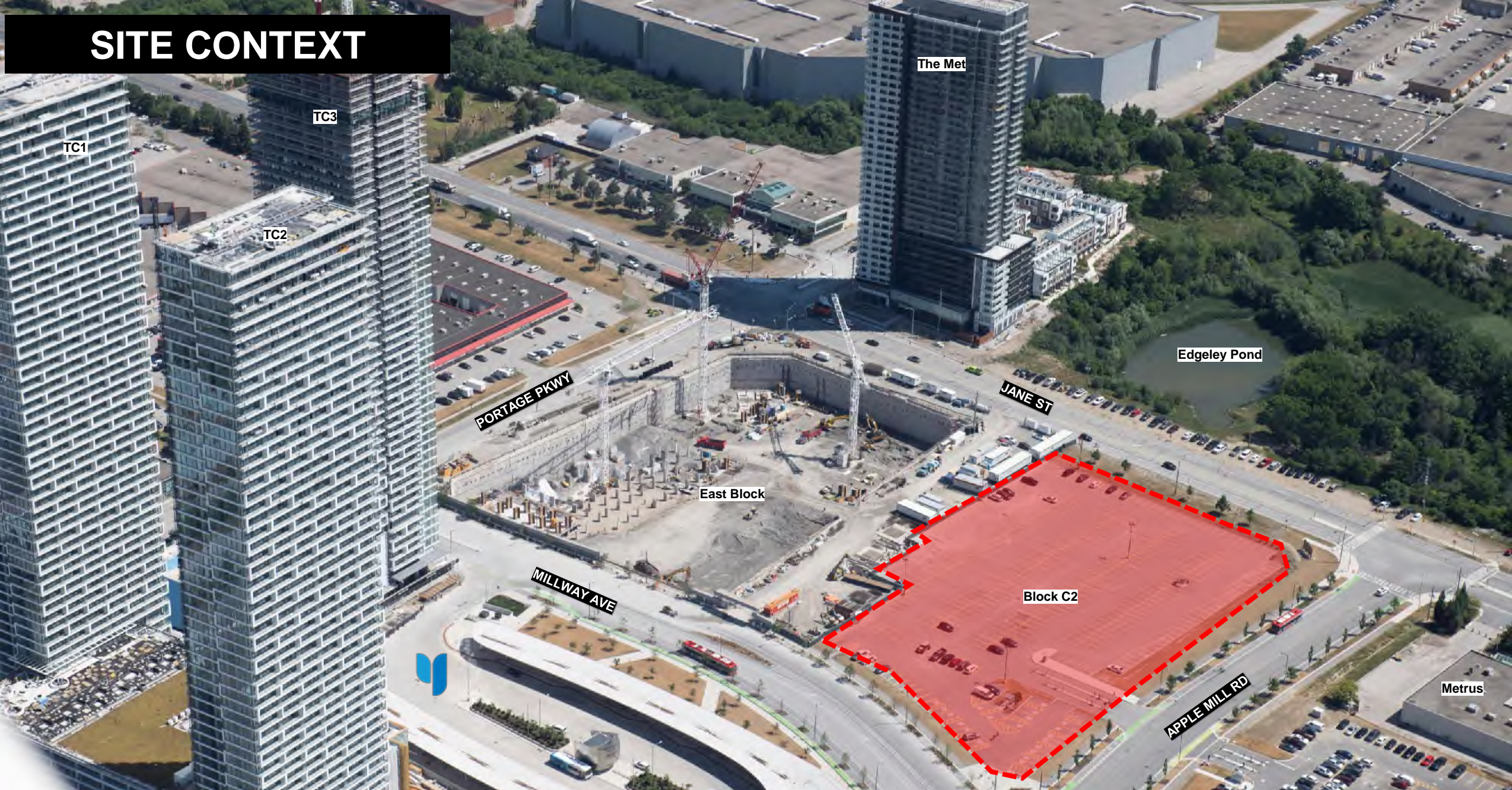
SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



SITE CONTEXT

VMC MASTER PLAN



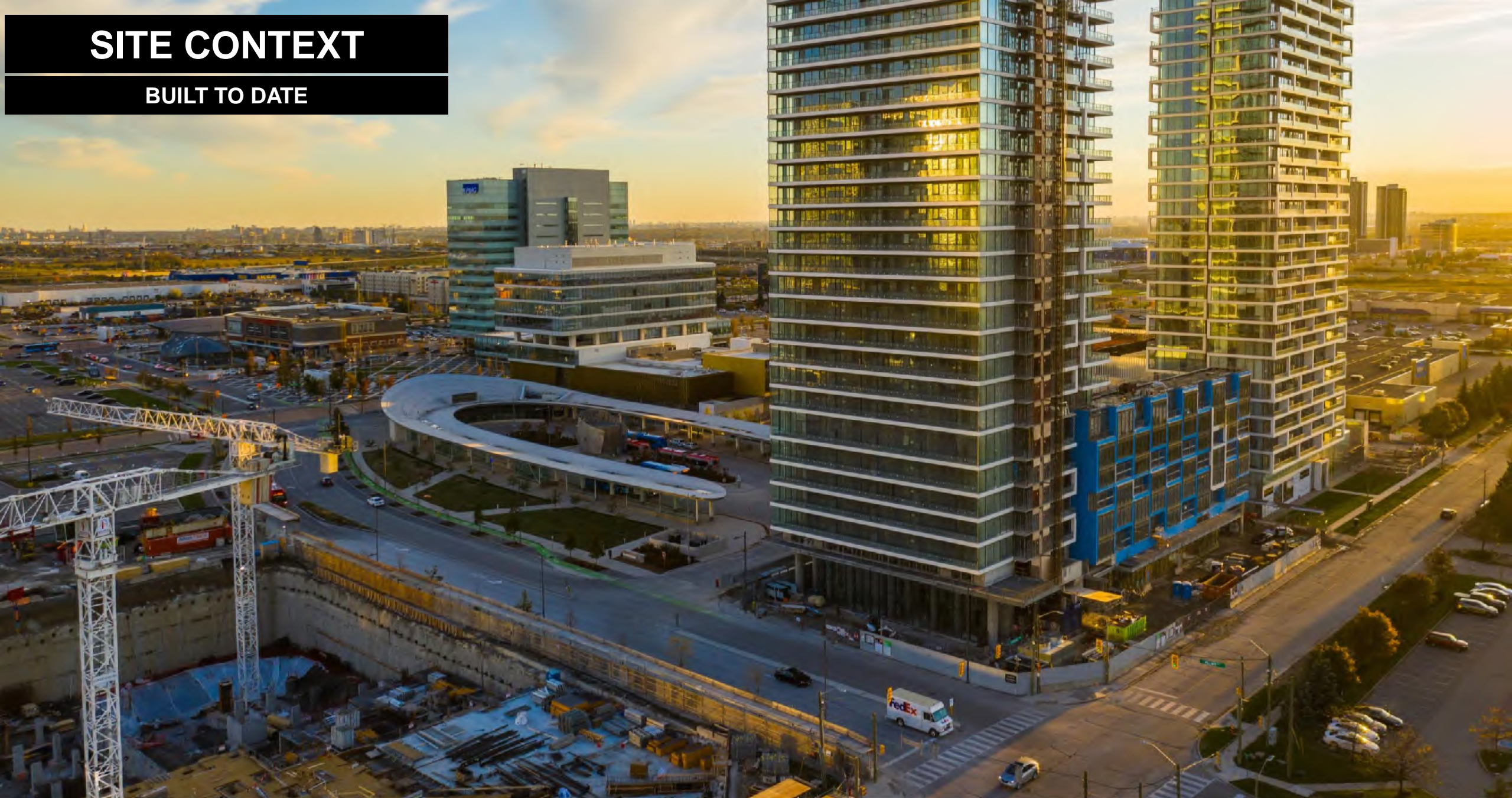
SITE CONTEXT

VMC MASTER PLAN – BLOCK C2



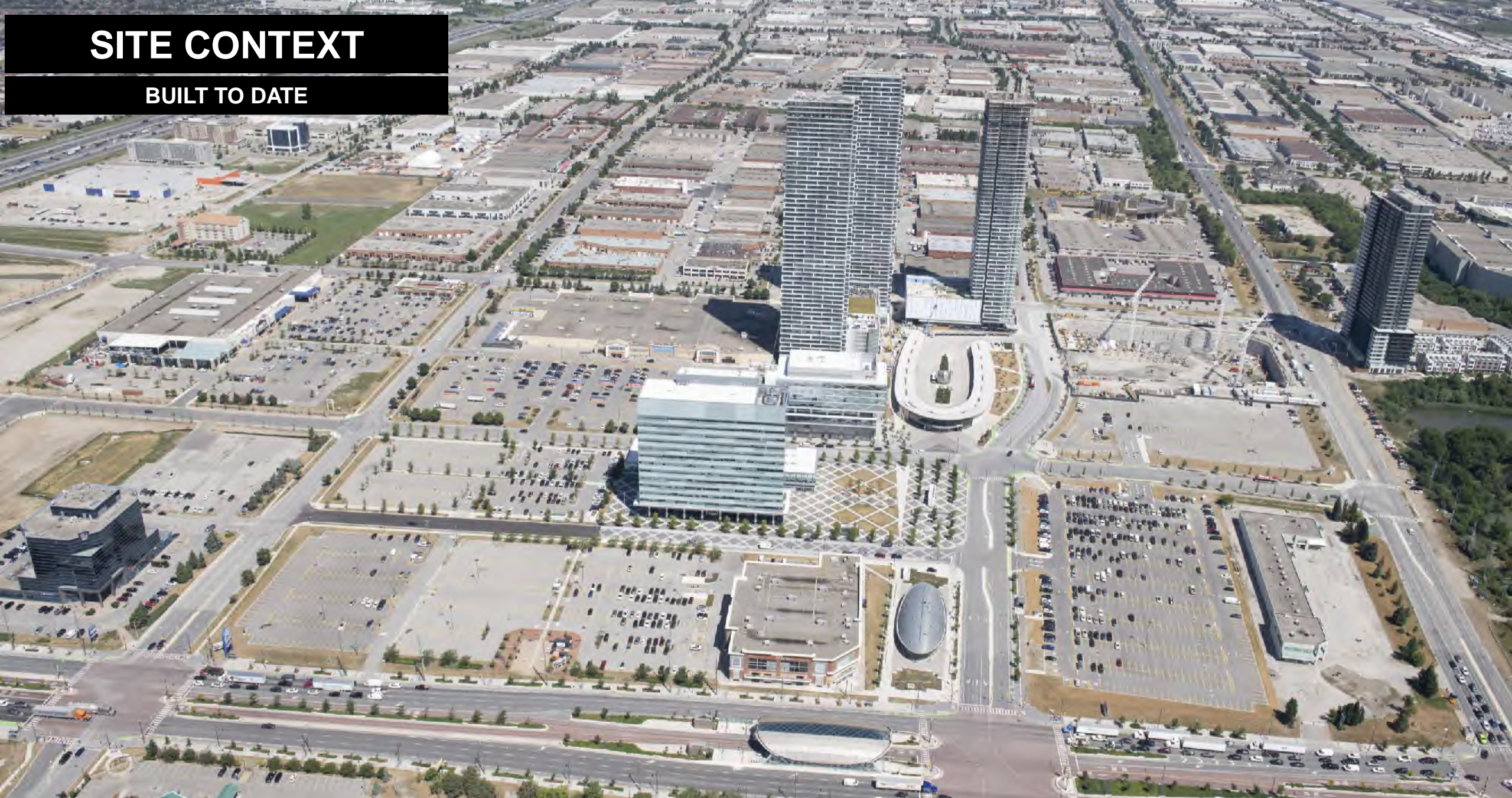
SITE CONTEXT

BUILT TO DATE



SITE CONTEXT

BUILT TO DATE



SITE CONTEXT

BLOCK OVERVIEW

East Block North (Phase 1)

Status – Council approved, under construction

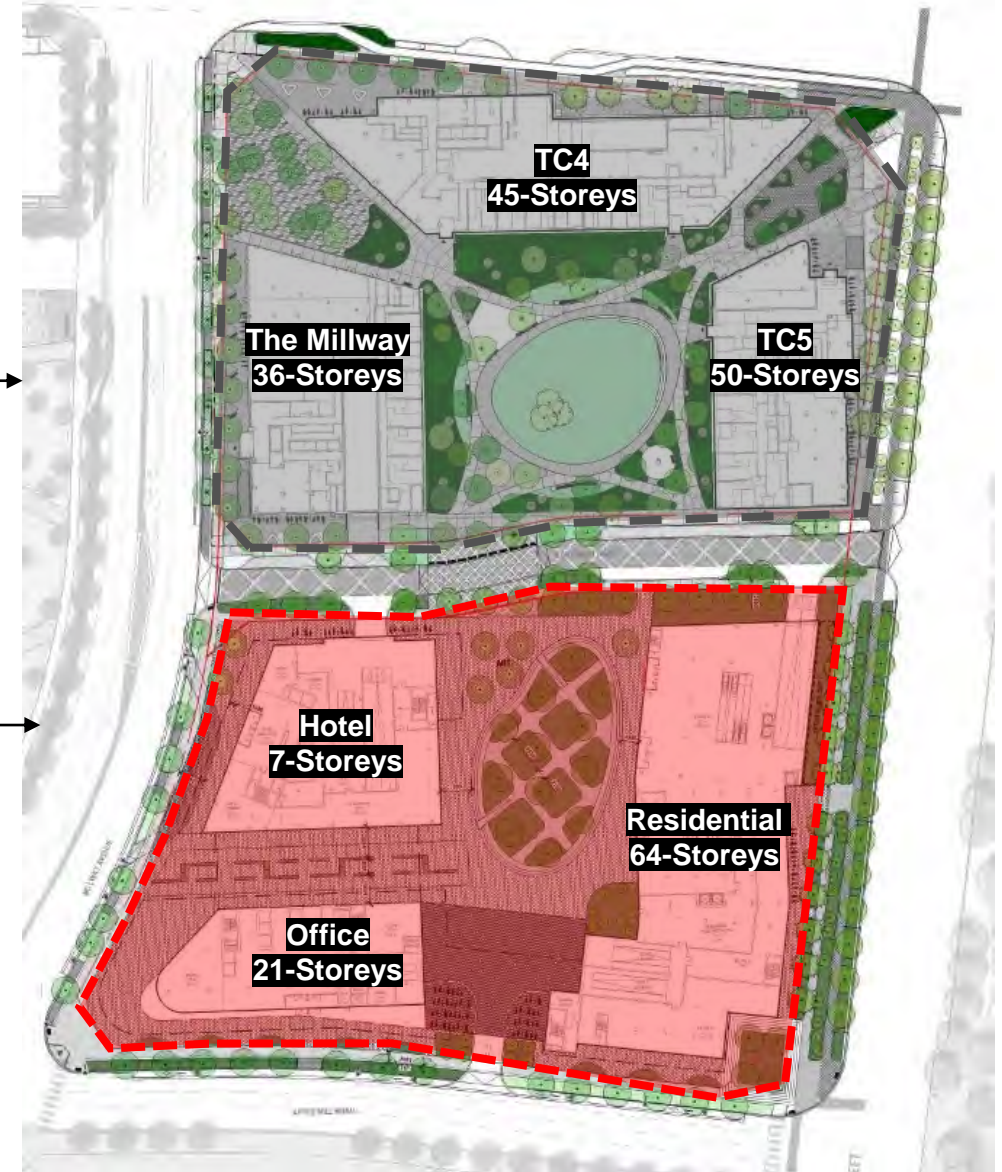
East Block South (Phase 2)

Status – OPA/ZBA/SPA Submission 2020-10-09

Current Use: Commuter surface parking lot

 East Block North (C1)

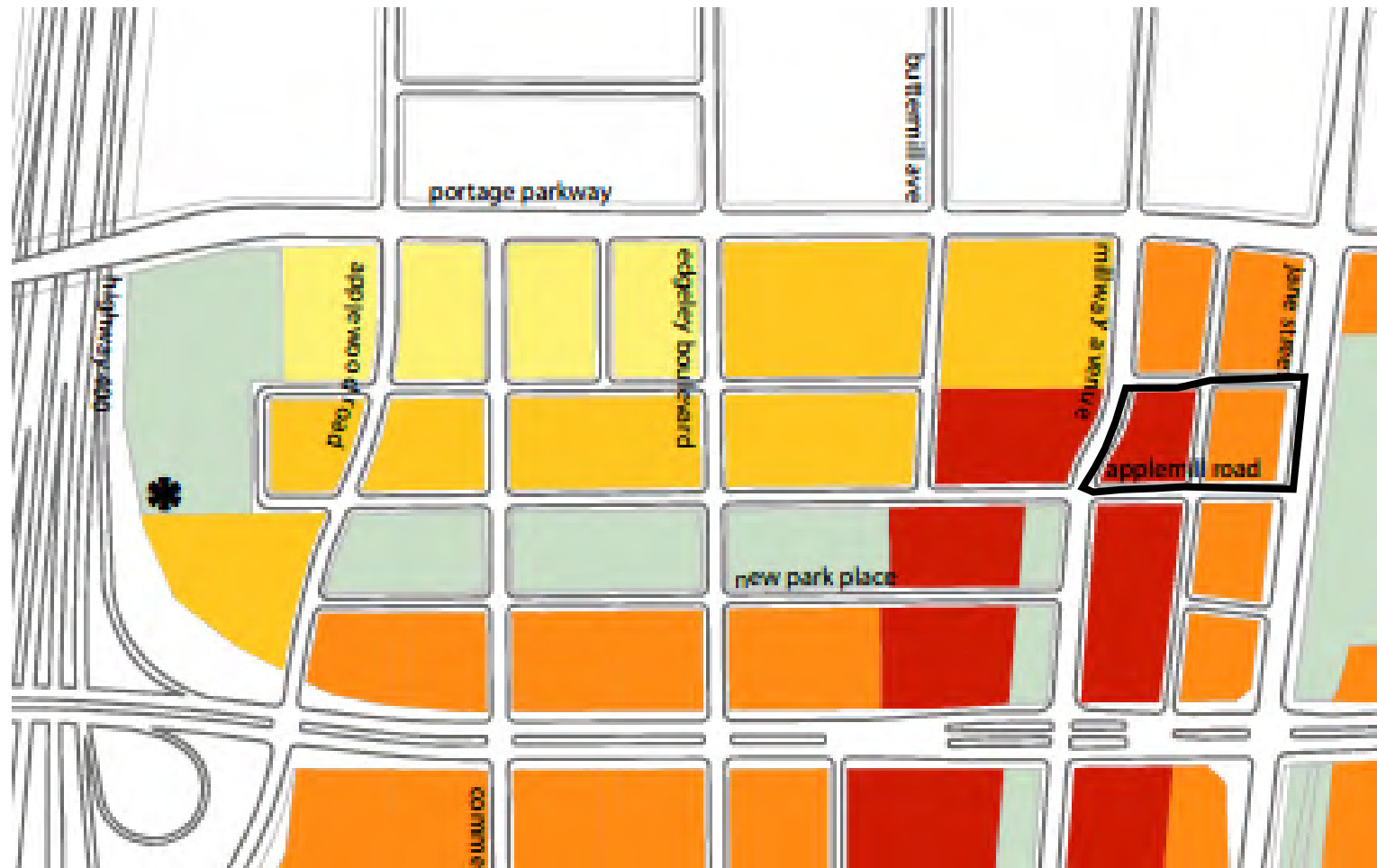
 East Bloch South (C2)





SITE CONTEXT


PLANNING OVERVIEW


VMC Secondary Plan: Station Precinct




Block C2 


 H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI

 H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI

 H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI

 H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI

 major parks and open spaces

 see policy 6.3.2

CURRENT PROPOSAL

SITE STATISTICS

Site Area 15,502 m2
3.84 ac

FSI 7.6 FSI

Residential GFA 63,899.0 m2
Office GFA 48,543.7 m2
Hotel GFA 10,913.8 m2
Retail GFA 4,723.0 m2
Total GFA 128,079.5 m2

Number of Units 798 units

Number of Hotel Keys 179 keys

Number of Bike Parking 651 stalls

of Vehicle Parking 917 stalls

Indoor Amenity Area 913.4 m2 (1.16x)
Outdoor Amenity Area 1,161.29 m2 (1.47x)
Total Amenity Area 2,074.69 m2 (2.63x)



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS





THANK YOU

COMMUNICATION – C3
ITEM 2
Committee of the Whole (Public Meeting)
February 2, 2021

VMC Block A5 Public Meeting



FEBRUARY 2nd 2021

SITE CONTEXT



SITE CONTEXT



SITE CONTEXT



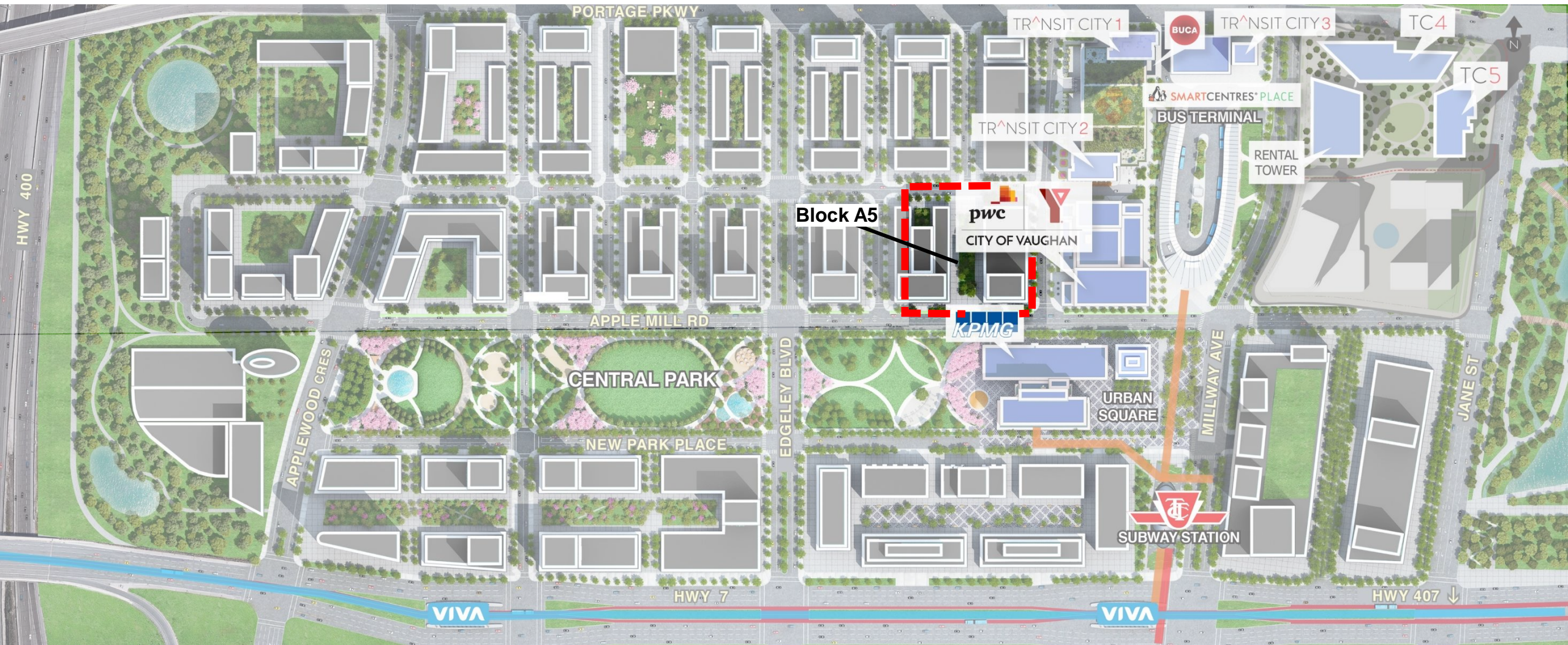
SITE CONTEXT

VMC MASTER PLAN



SITE CONTEXT

VMC MASTER PLAN



Block A5

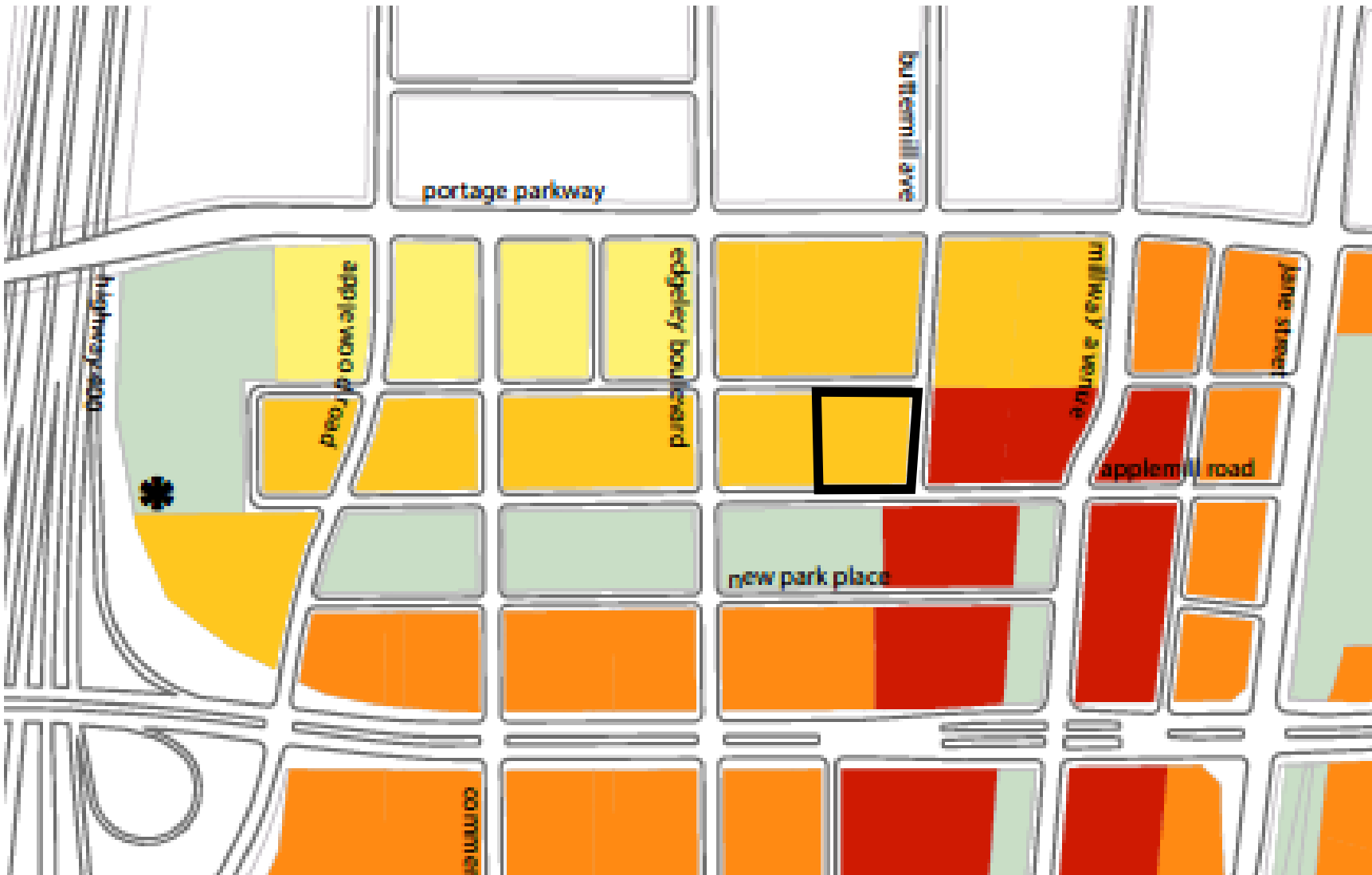
SITE CONTEXT

BUILT TO DATE



SITE CONTEXT

VMC SECONDARY PLAN



VMC Secondary Plan: Station Precinct

□ Block A5

- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- ✱ see policy 6.3.2

CURRENT PROPOSAL

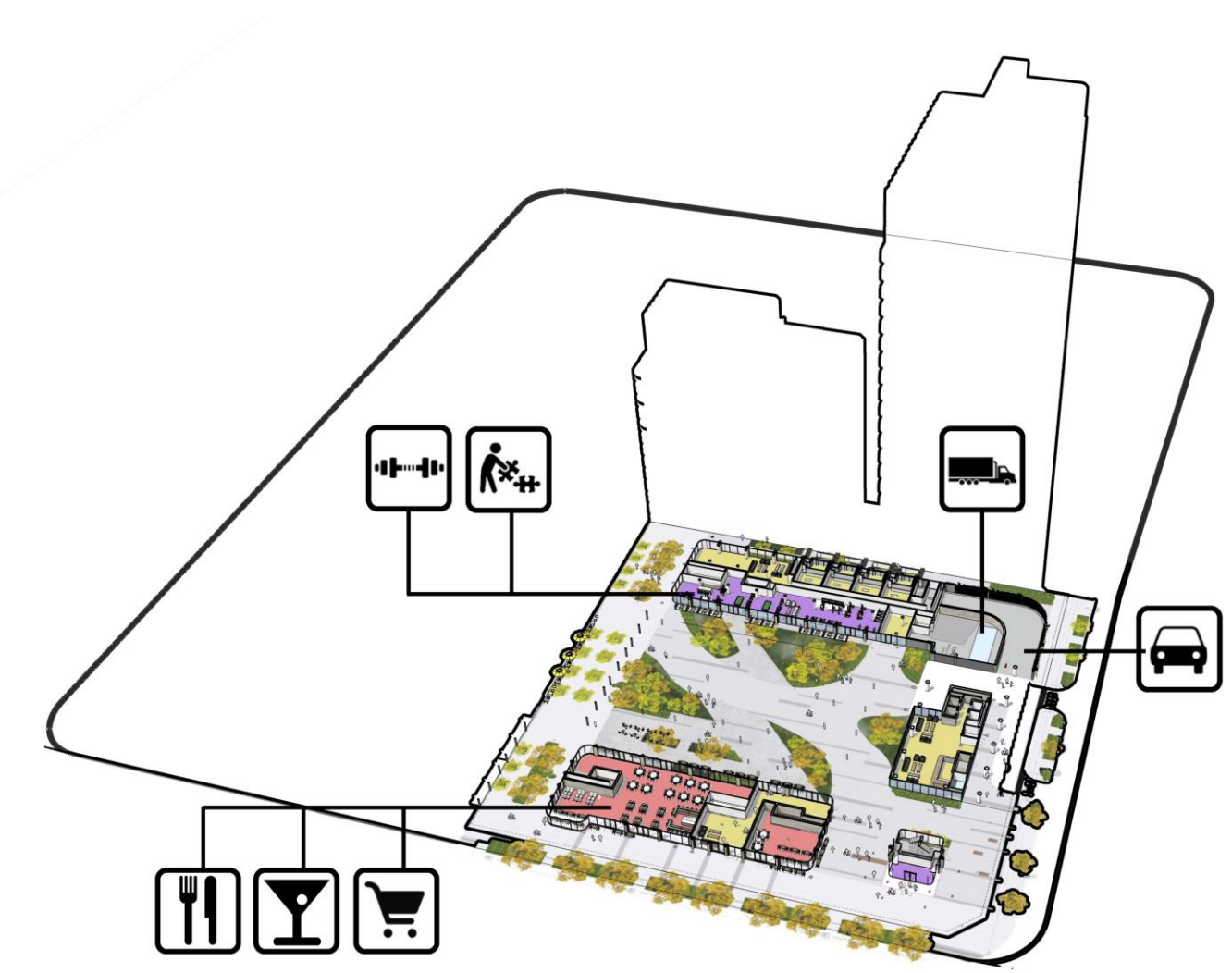
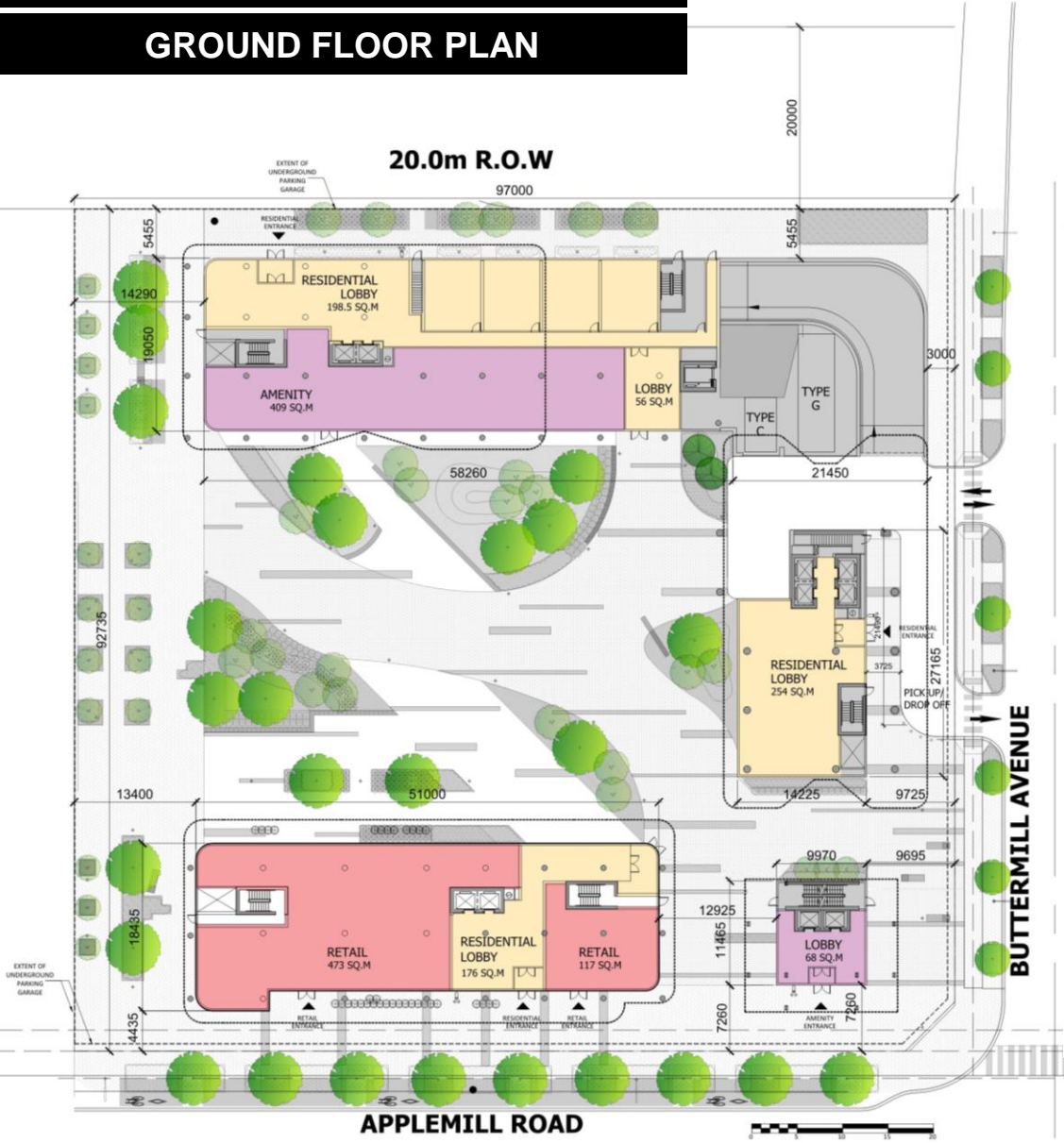
SITE STATISTICS

Site Area (with Buttermill)	11,047m2
Site Area (excl. Buttermill)	8,980 m2
FSI (with Buttermill)	4.63 FSI
FSI (excluding Buttermill)	5.69 FSI
Building A GFA	28,643 m2
Building B GFA	14,899 m2
Building C GFA	6,730 m2
Building D GFA	852 m2
Total GFA	51,124 m2
Residential GFA	50,534 m2
Commercial GFA	590 m2
Total GFA	51,124 m2
Number of Units	624 units
Number of Bike Parking	383 stalls
# of Vehicle Parking	220 stalls (0.35x)
Indoor Amenity Area	1,084 m2 (1.74x)
Outdoor Amenity Area	1,130 m2 (1.81x)
Total Amenity Area	2,214 m2 (3.55x)



CURRENT PROPOSAL

GROUND FLOOR PLAN



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



CURRENT PROPOSAL

RENDERINGS



An architectural rendering of a modern building complex. The central focus is a tall, slender skyscraper with a glass facade and a series of white, curved balconies or terraces. To its left is a shorter, multi-story building with a similar glass and concrete design. The foreground shows a landscaped area with green trees, a pinkish-red path, and a paved plaza. In the background, a large, flat, light-colored area, possibly a body of water or a large open lot, stretches to the horizon under a blue sky with scattered white clouds.

THANK YOU