

COMMUNICATION C1.

ITEM NO. 6

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

May 3, 2022



Committee of the Whole (Public Hearing)

May 3, 2022

177 Whitmore Road, Vaughan ON



 **BOUSFIELDS INC.**
PLANNING | DESIGN | ENGAGEMENT

Meet Our Team



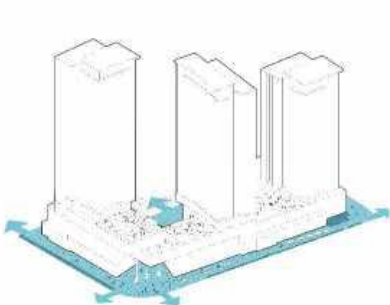
About Us

We build **complete communities.**

At Trinity Point, we take a holistic approach to building, beginning with a vision for the finished home, mid-rise, high-rise, commercial or office space. Our history of excellence has allowed our team to seamlessly integrate tried-and-true practices with contemporary ideas which are set to move the industry forward.

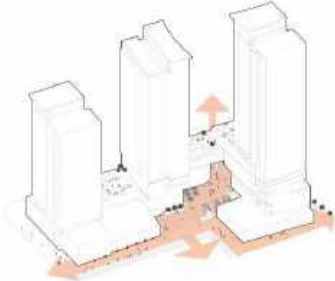


5 Core Values



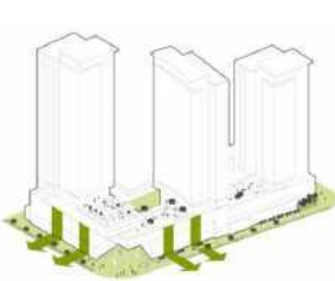
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CONNECTIVITY



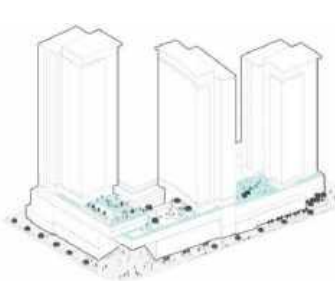
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PERMEABILITY



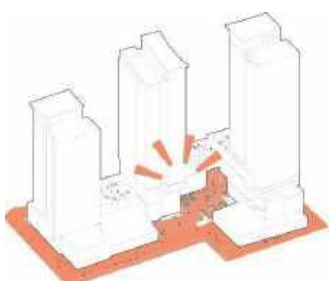
3

ACTIVE PUBLIC
REALM
+
TARGETED RETAIL



4

CURATED AMENITIES



5

PLACEMAKING



Surrounding Context

Aerial Photo



Embassy Drive

Blue Willow Drive

Chrislea Road

Highway 400

Boulevard

SUBJECT SITE

Highway 7

Pine Valley Drive

Rowntree Dairy Road

Site Context

Aerial Photo



Windflower Gate

Nova Star Drive

Ansley Grove Road

SUBJECT SITE

Highway 7

Whitmore Road

Towers Road

Winges Road

Caster Avenue

Site Photos



Subject site facing
southeast



Subject site facing south along
Whitmore Road



Subject site facing east along
Wings Road

Surrounding Context Photos



Commercial Plaza at 200 and 210 Whitmore Road



Fortinos grocery store and Smart Centres shopping complex facing northeast

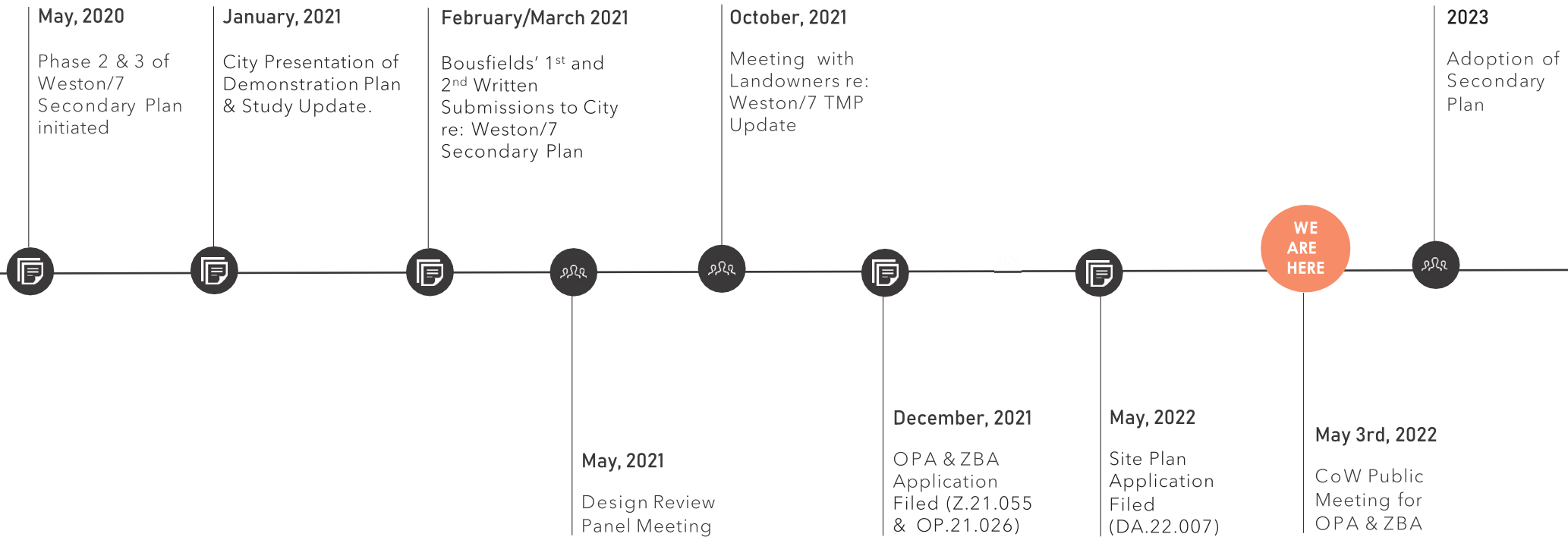


4030 Highway 7 facing west

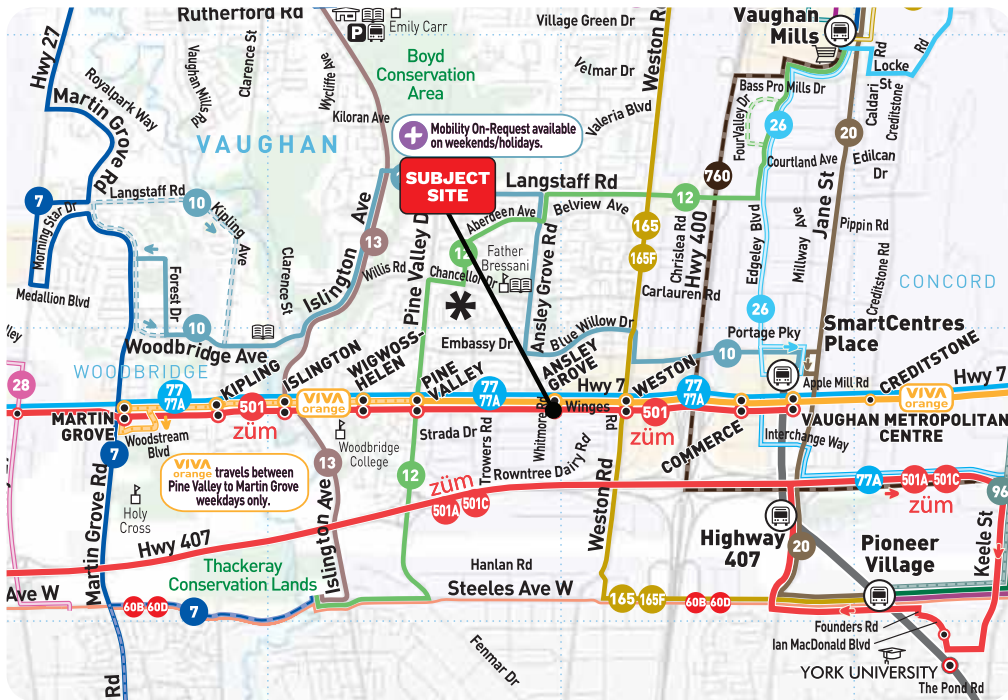


3901 Highway 7 facing south from Highway 7

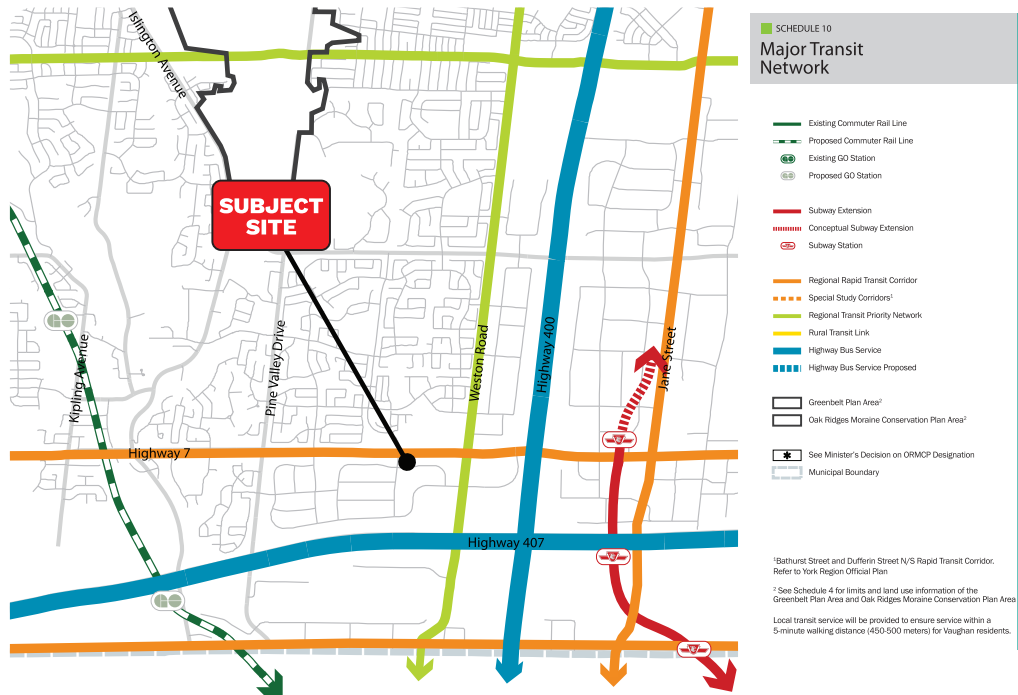
Planning Application Status



Transit Maps



York Region Transportation Map

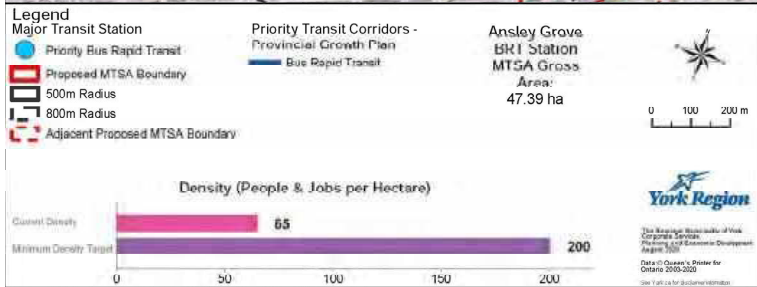
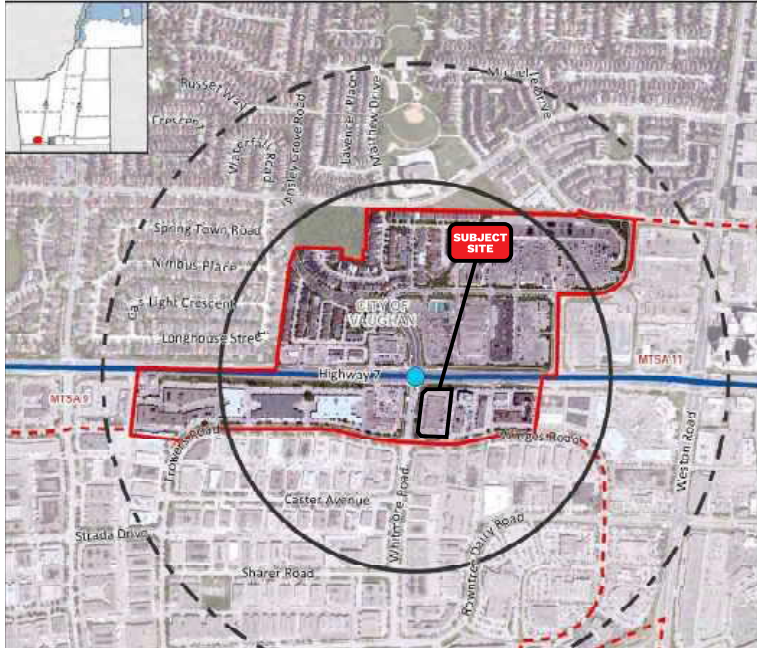


Vaughan Official Plan Schedule 10, Major Transit Network

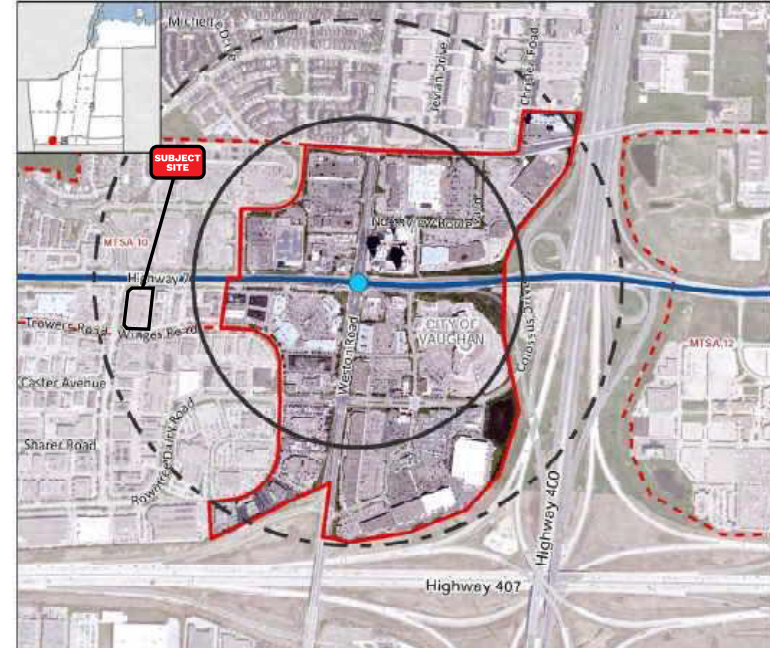
- SCHEDULE 10**
- Major Transit Network**
- Existing Commuter Rail Line
 - Proposed Commuter Rail Line
 - Existing GO Station
 - Proposed GO Station
 - Subway Extension
 - Conceptual Subway Extension
 - Subway Station
 - Regional Rapid Transit Corridor
 - Special Study Corridors¹
 - Regional Transit Priority Network
 - Rural Transit Link
 - Highway Bus Service
 - Highway Bus Service Proposed
 - Greenbelt Plan Area²
 - Oak Ridges Moraine Conservation Plan Area²
 - See Minister's Decision on OIMCP Designation
 - Municipal Boundary
- ¹Bathurst Street and Dufferin Street N/S Rapid Transit Corridor. Refer to York Region Official Plan
- ²See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area
- Local transit service will be provided to ensure service within a 5-minute walking distance (400-500 meters) for Vaughan residents.

York Region OP (2010): Major Transit Station Areas

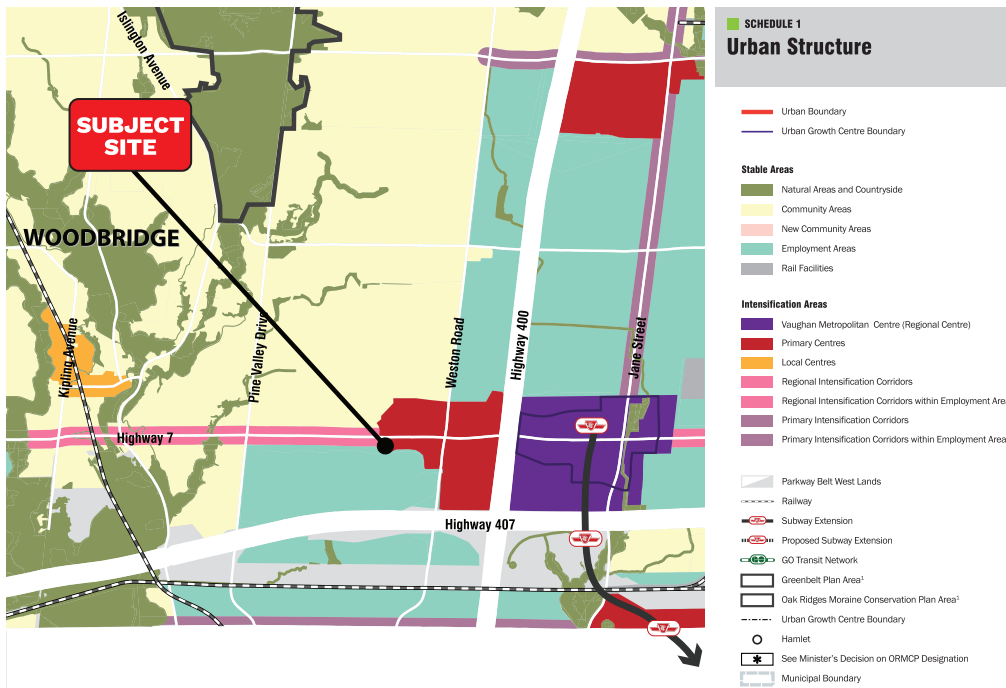
Ansley Grove BRT Station
 Along Highway 7 at Ansley Grove Road/Whitmore Road
 Vaughan



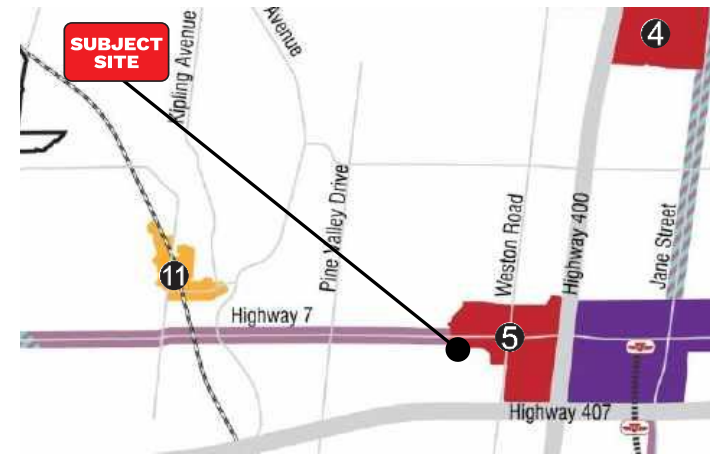
Weston BRT Station
 Along Highway 7 at Weston Road
 Vaughan



City of Vaughan OP (2010)



Schedule 1, Urban Structure



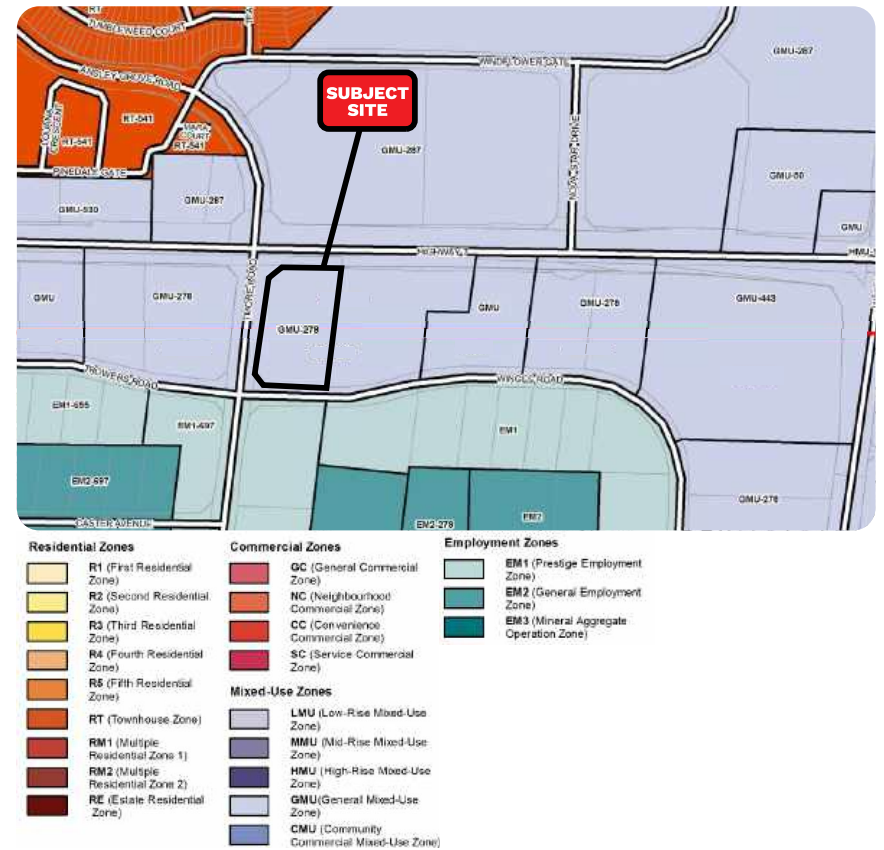
Vaughan Metropolitan Centre	Primary Centres	Local Centres	Primary Intensification Corridors
	1 Bathurst & Centre St. 2 Jane St. Major Mackenzie Dr. 3 Steeles West 4 Vaughan Mills 5 Weston Rd. & Highway 7 6 Yonge St. & Steeles Ave.	7 Concord Centre 8 Historic Maple Village 9 Historic Kleinburg Village 10 Historic Thornhill Village 11 Historic Woodbridge Village 12 Carrville Centre 13 Vellore Centre	Regional: • Highway 7/Centre Street/ Bathurst Street Local: • Jane Street • Major Mackenzie Drive • Rutherford Road • Steeles Avenue

Figure 6

Zoning By-laws



Vaughan Zoning
By-law 1-88



Vaughan City-Wide Comprehensive
Zoning By-law 01-2021

Height Map

LEGEND

- # Height in storeys
- * Under Construction
- ** Approved/Not yet built
- *** Proposed
- 1 - 4 storeys
- 5 - 14 storeys
- 15 - 30 storeys
- 31 - 50 storeys
- 51+ storeys
- Subject Site
- Weston BRT Station MTSA (88.29 ha)
- Ansley Grove BRT Station MTSA (47.39 ha)

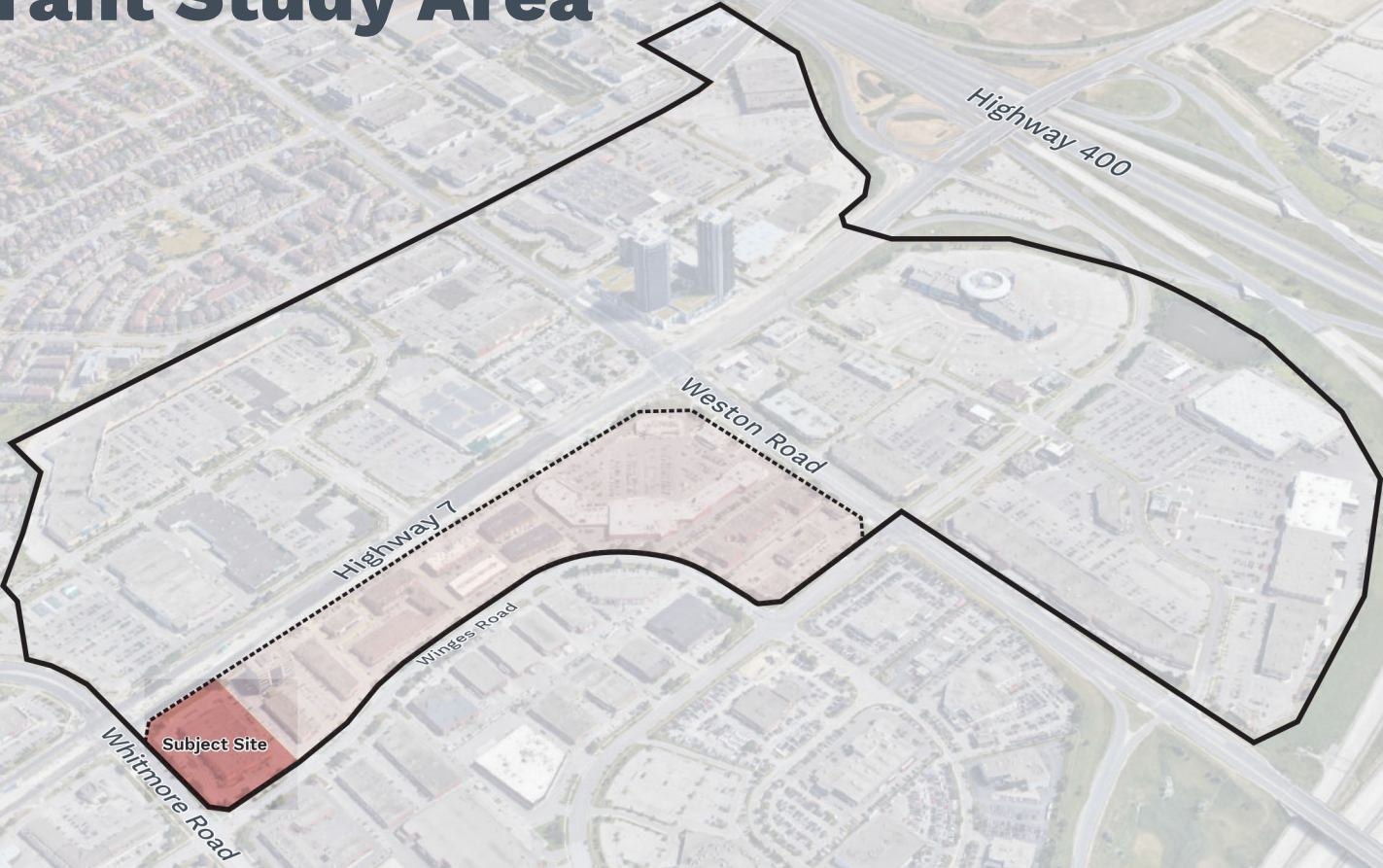




Urban Design Vision

“ The conceptual Quadrant Plan aims to help demonstrate a conceptual future build-out of the Southwest Quadrant within the Weston 7 Secondary Plan Study Area. ”

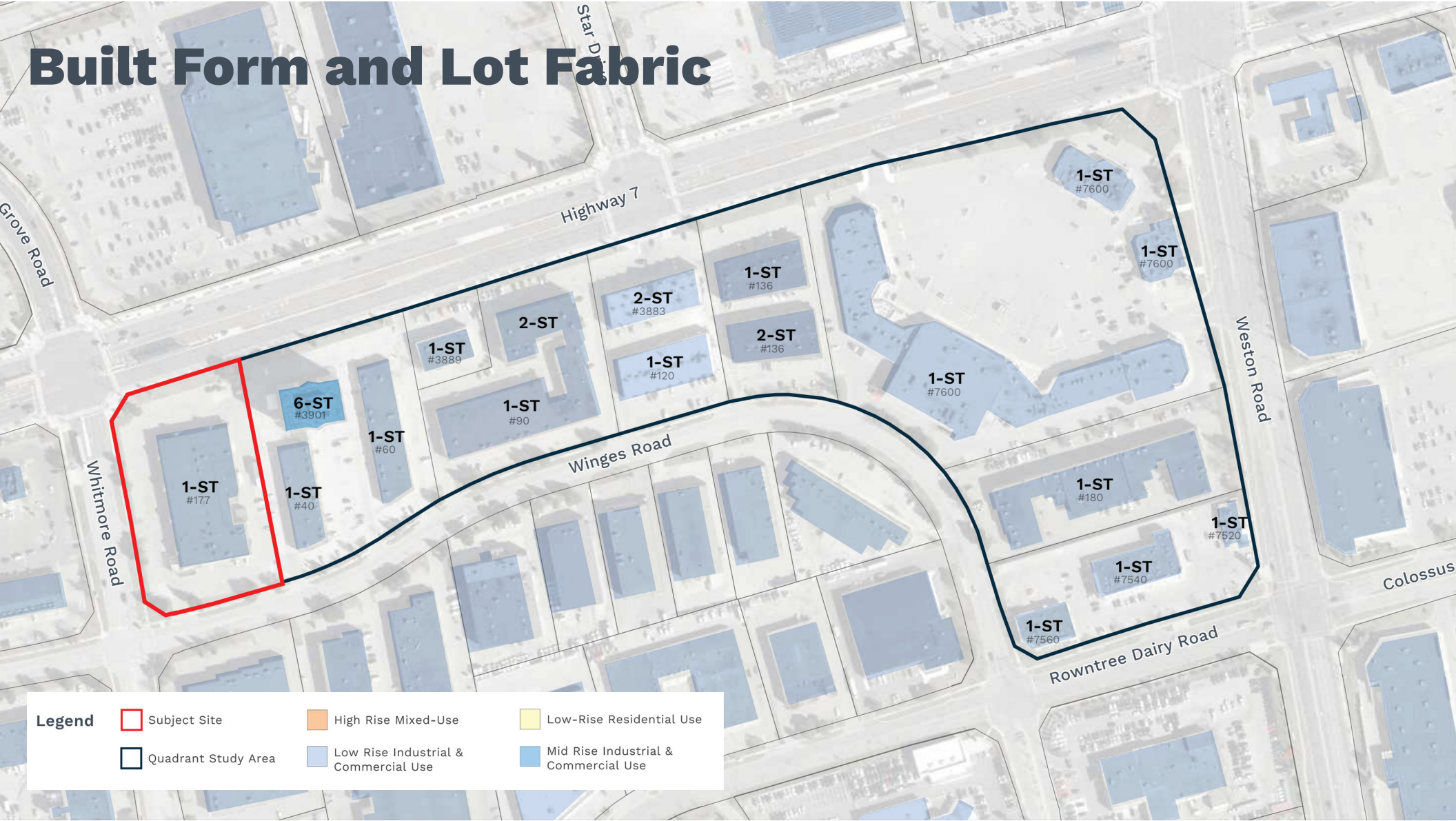
Quadrant Study Area



Legend

- Subject Site
- Weston 7 Secondary Plan Boundary
- Quadrant Study Area

Built Form and Lot Fabric



Legend



Subject Site



High Rise Mixed-Use



Low-Rise Residential Use



Quadrant Study Area

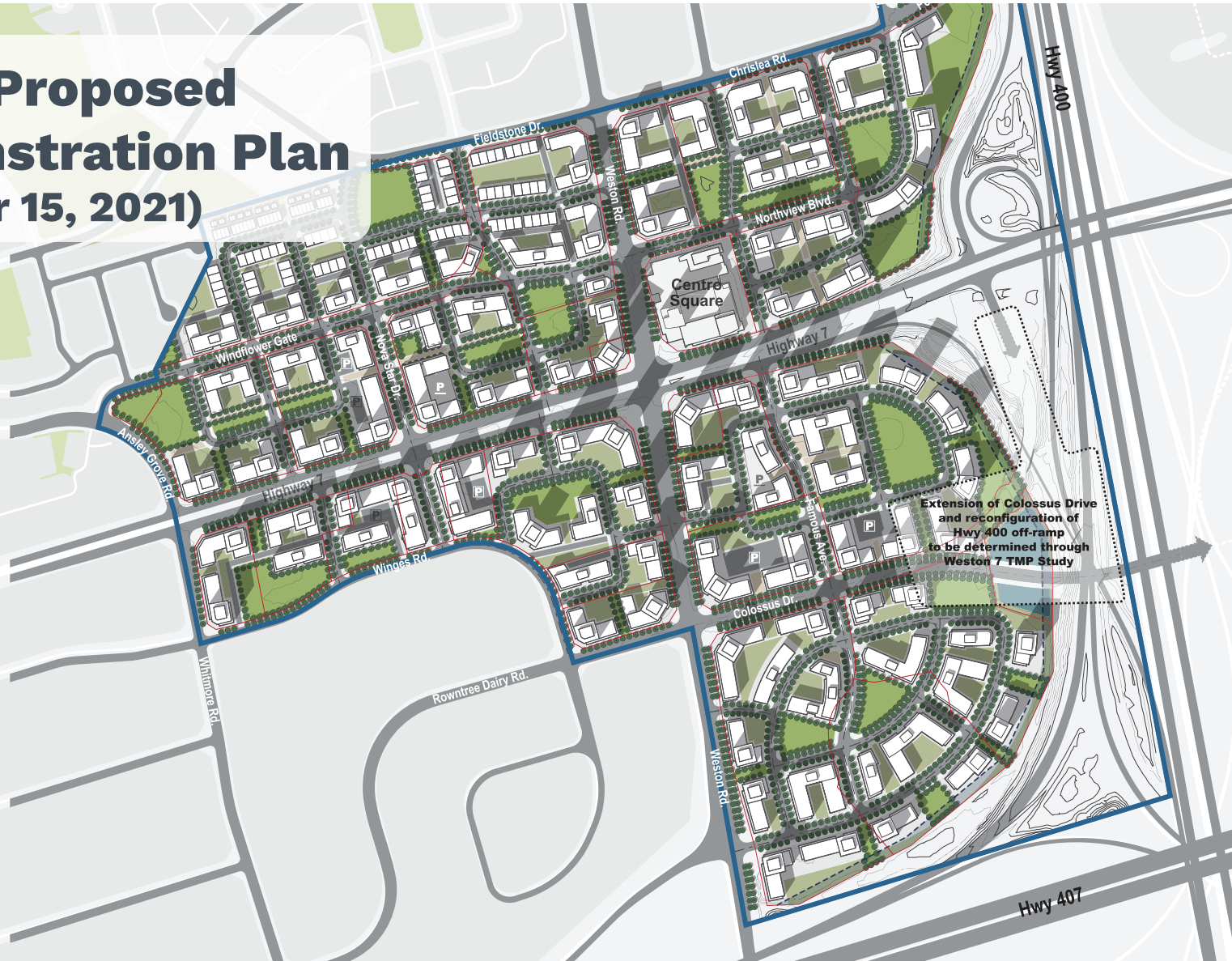


Low Rise Industrial & Commercial Use









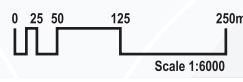
Mid Rise Industrial & Commercial Use

City's Proposed Demonstration Plan (October 15, 2021)



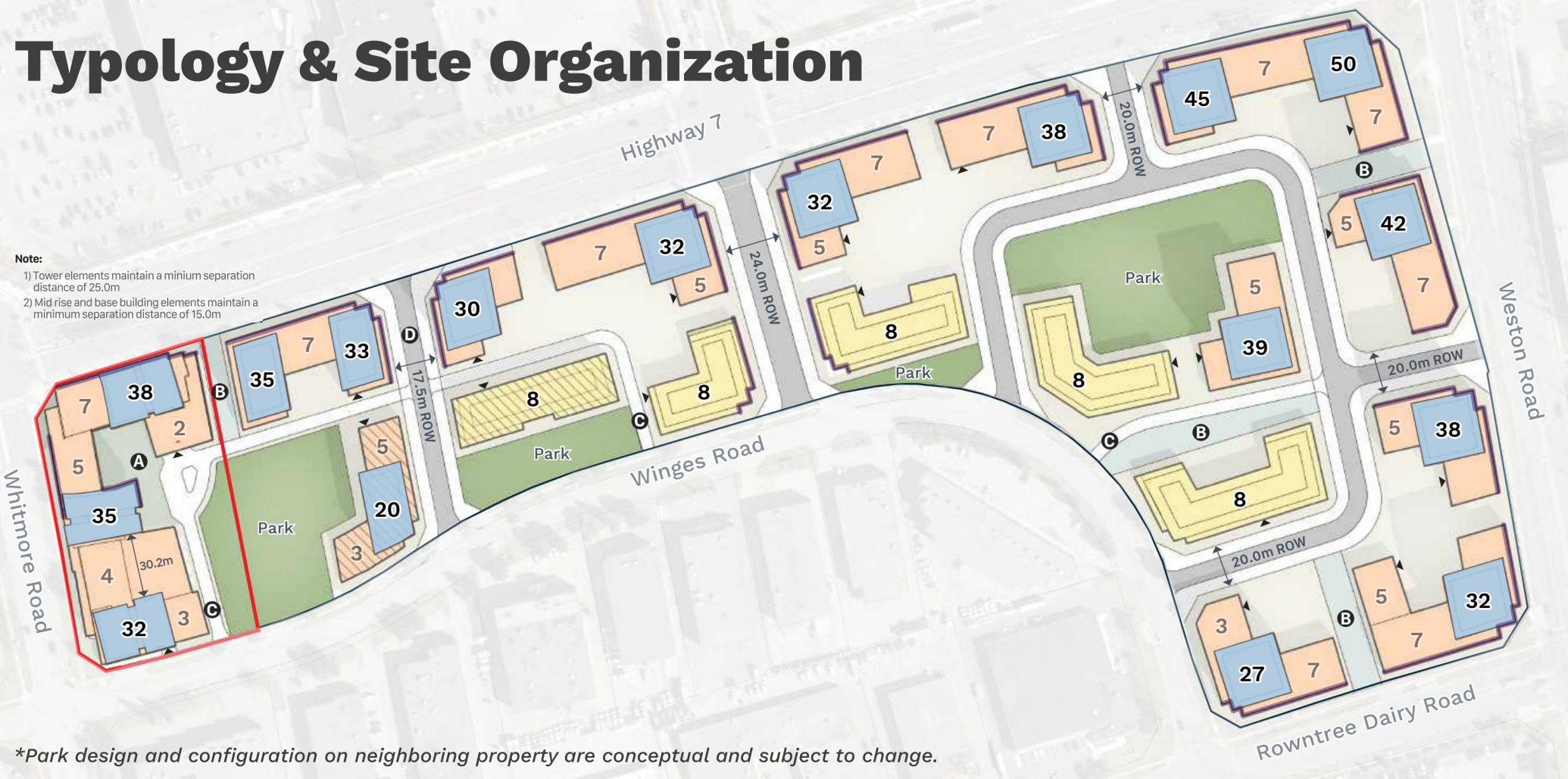
LEGEND

-  Study Area
-  Surface Parking (retail/service commercial)
-  Structured Parking (retail/service commercial)
-  14-metre Highway Buffer
-  Mixed-use Development
-  Public Parks
-  Open Space



Typology & Site Organization

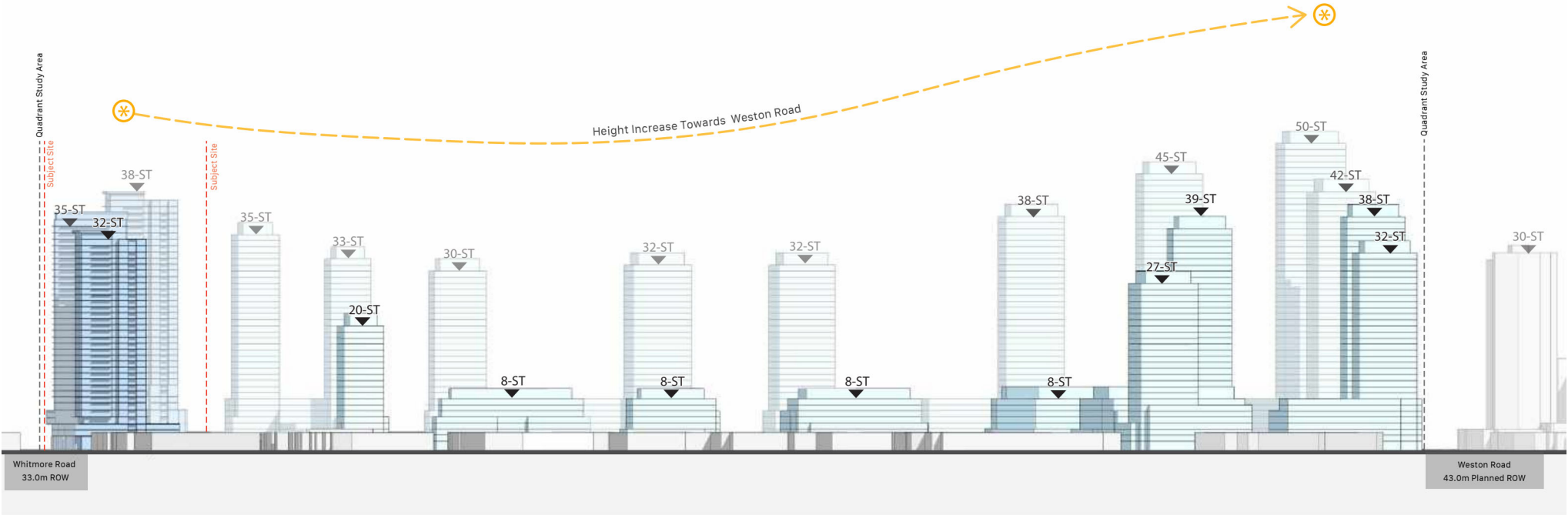
- Note:**
- 1) Tower elements maintain a minimum separation distance of 25.0m
 - 2) Mid rise and base building elements maintain a minimum separation distance of 15.0m



**Park design and configuration on neighboring property are conceptual and subject to change.*

Legend	Subject Site	Mid-Rise (Mixed Use)	Tall Building with Podium (Mixed-Use)	Tower	Parks	Potential Retail Frontage	POPS: Landscaped Courtyard	Mews
	Quadrant Study Area	Mid-Rise (Residential)	Tall Building with Podium (Residential)	POPS	Proposed Roads	Access to U/G Parking	POPS: Conceptual Mid Block Connection	Private Road

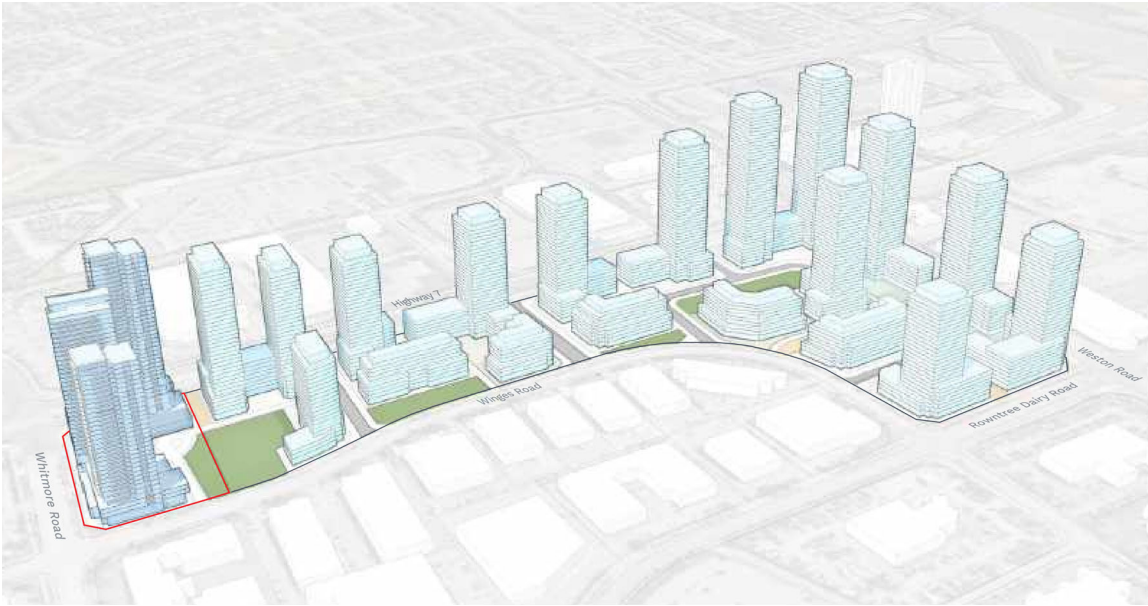
Built Form



- Legend**
- Proposal
 - Existing Development
 - Conceptual Massing
 - ✳ Gateway Building

**Built form design and configuration on neighboring property are conceptual and subject to change.*

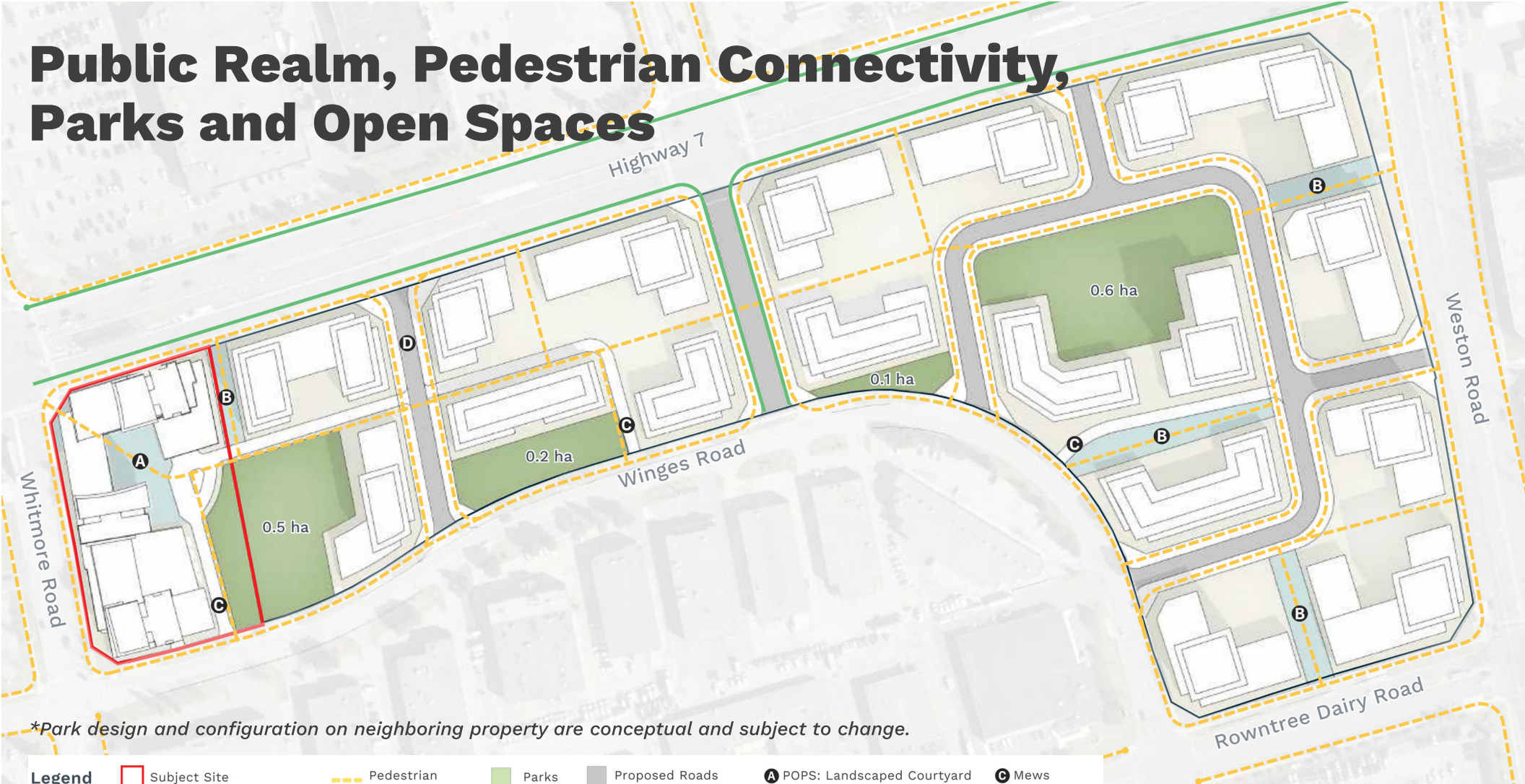
Built Form



- Legend**
- Subject Site
 - Proposal
 - Parks
 - Quadrant Study Area
 - Conceptual Massing
 - POPS

**Park design and configuration on neighboring property are conceptual and subject to change.*

Public Realm, Pedestrian Connectivity, Parks and Open Spaces



*Park design and configuration on neighboring property are conceptual and subject to change.

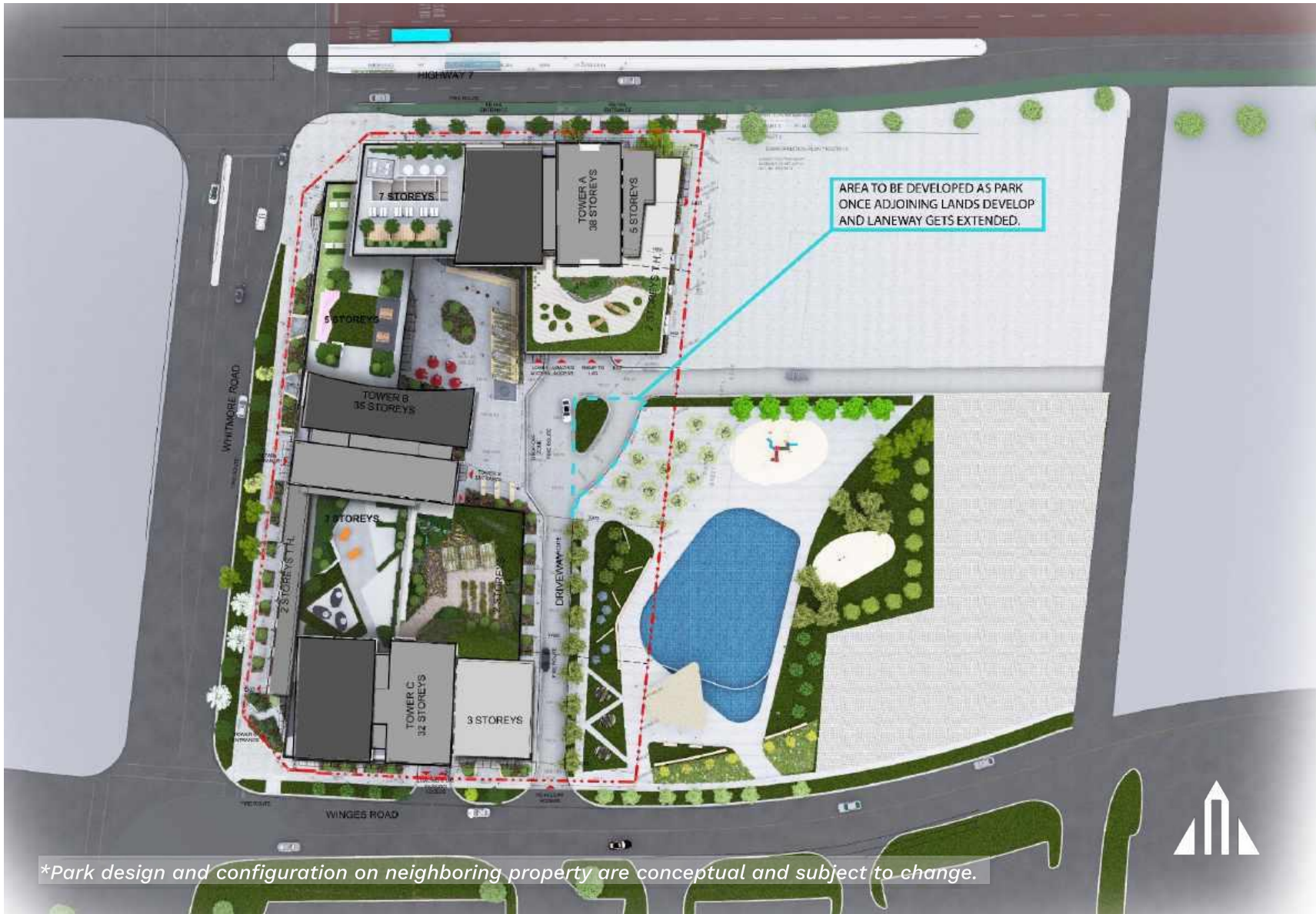
Legend	Subject Site	Pedestrian Connections	Parks	Proposed Roads	A POPS: Landscaped Courtyard	C Mews
	Quadrant Study Area	Bike Lane	POPS		B POPS: Conceptual Mid Block Connection	D Private Road

Proposed Mixed-Use Development



View Looking Southeast

Site Plan (Interim Layout)



Site Plan (Ultimate Layout)



**Park design and configuration on neighboring property are conceptual and subject to change.*

A Landmark Development at Key Westerly Gateway



View Looking Southeast





View Looking Northwest from Wings Rd

**Park design and configuration on neighboring property are conceptual and subject to change.*





View Looking Northwest into Inner Courtyard





Thank you
Question & Answers