

Communication : C24
Committee of the Whole (Public Meeting)
September 13, 2022
Agenda Item # 5

Statutory Public Meeting

10811-10819 Jane Street, Vaughan

Application: OP.22.006 & Z.22.009

September 13, 2022



Partnership of TerraBona Developments Ltd. & Safehaven



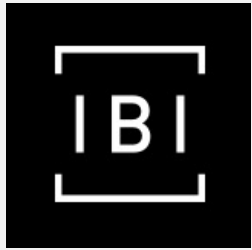
- Private development firm with a focus on purpose-built rental and affordable housing



- Safehaven Project for Community Living “has been providing exceptional care to children with developmental disabilities and complex care needs” for over 25 years.
- Provide a mix of affordable residential and respite care across GTA
- Served over 200 disabled individuals and their families (2020)

Project Team

Architecture:



Planning:



Civil Engineering: Lithos Group Inc.



Landscape Architect: Ferris & Associates Inc.



Transportation:



Heritage:



Archaeology: Archeoworks Inc.



Wind, Environmental, Land Use Compatibility:



Surveying: Mandarin Surveyors Inc.



Geotechnical:

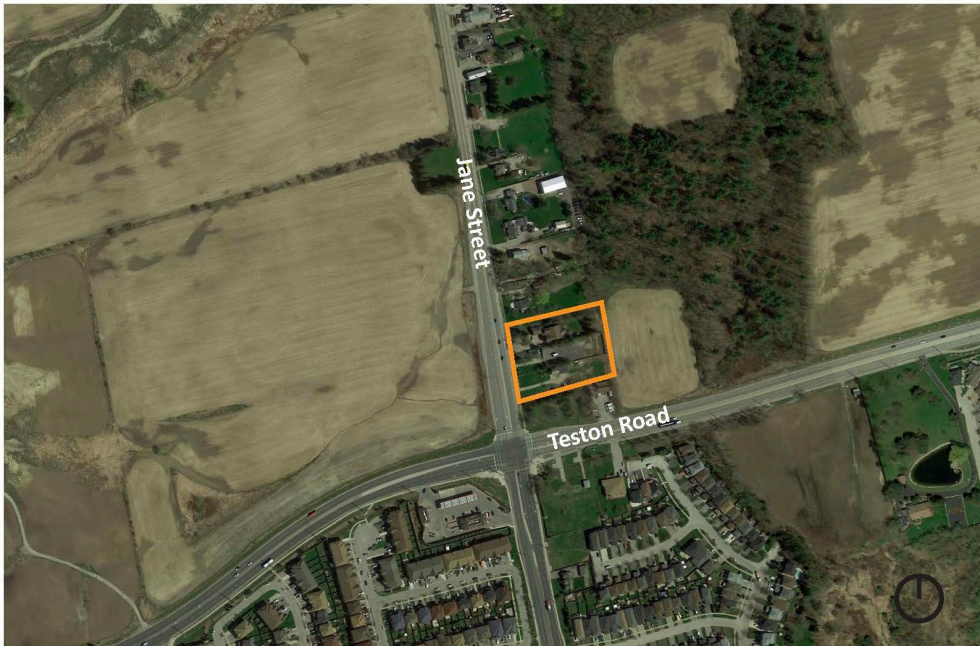


Hydrogeological, Environmental Site Assessment:



Site Context

Aerial Photo



SUBJECT SITE 

Oblique Air Photo (Looking SW)



Development Context

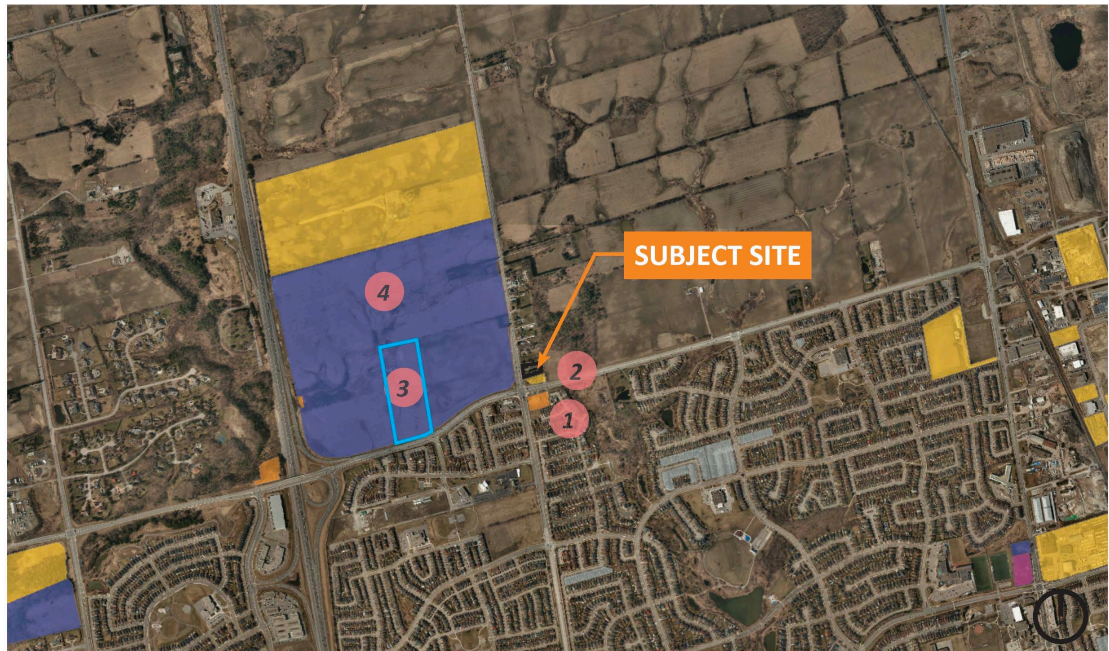
Located within Block 27



BLOCK 27



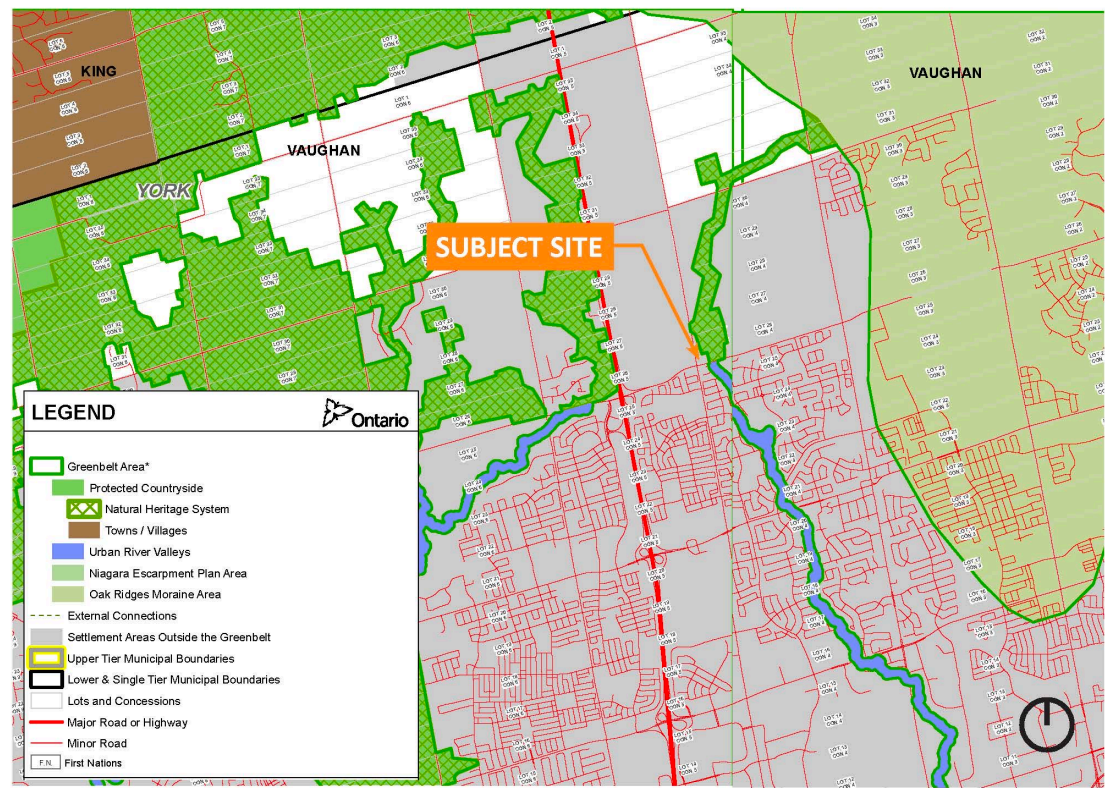
Nearby Development Activity



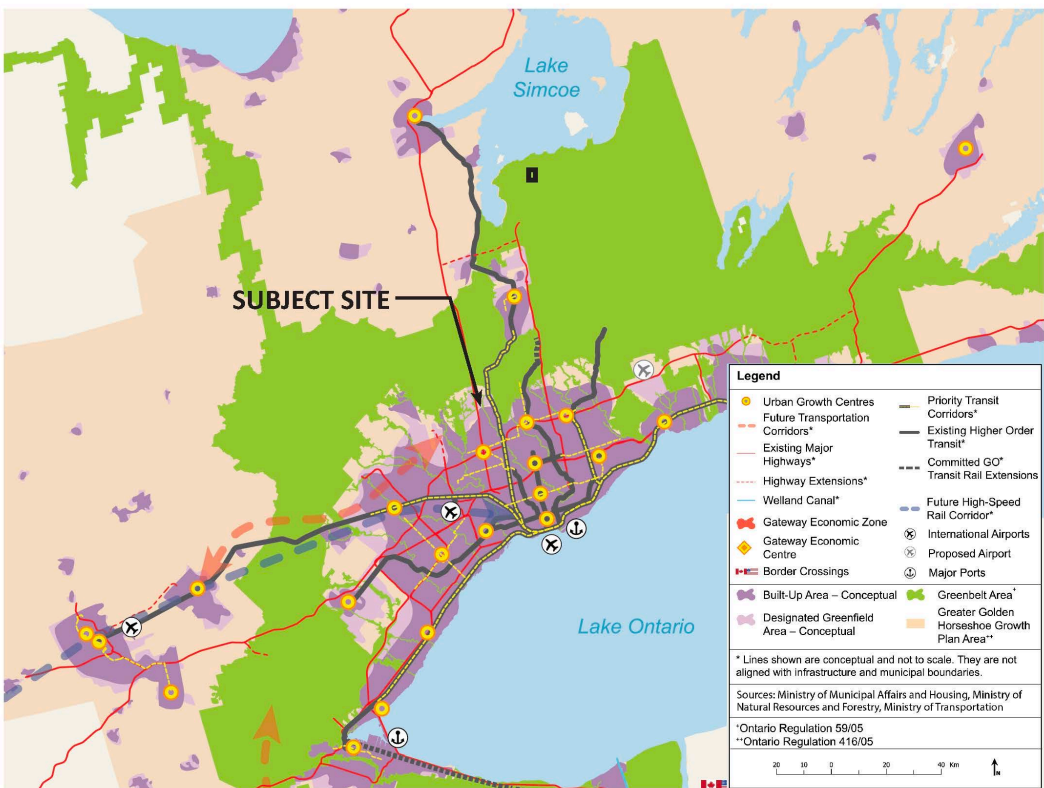
- 1 2975-2993 Teston Road, Proposed 11-storey Residential Apartment Building Under Appeal
- 2 Proposed York Region Paramedic Response Station
- 3 3180 Teston Road (Application #19T-20V006)
- 4 Block 34 East Draft Plan of Subdivision (Application #19T-20V005)

Provincial Policies

Greenbelt Plan

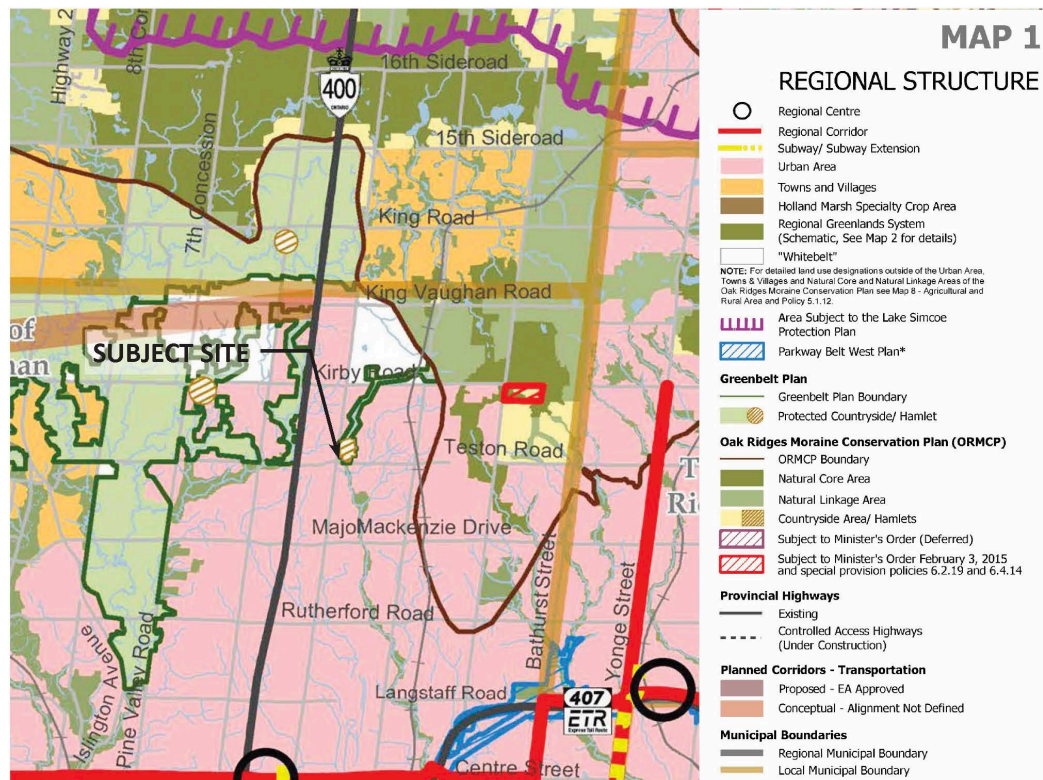


Growth Plan

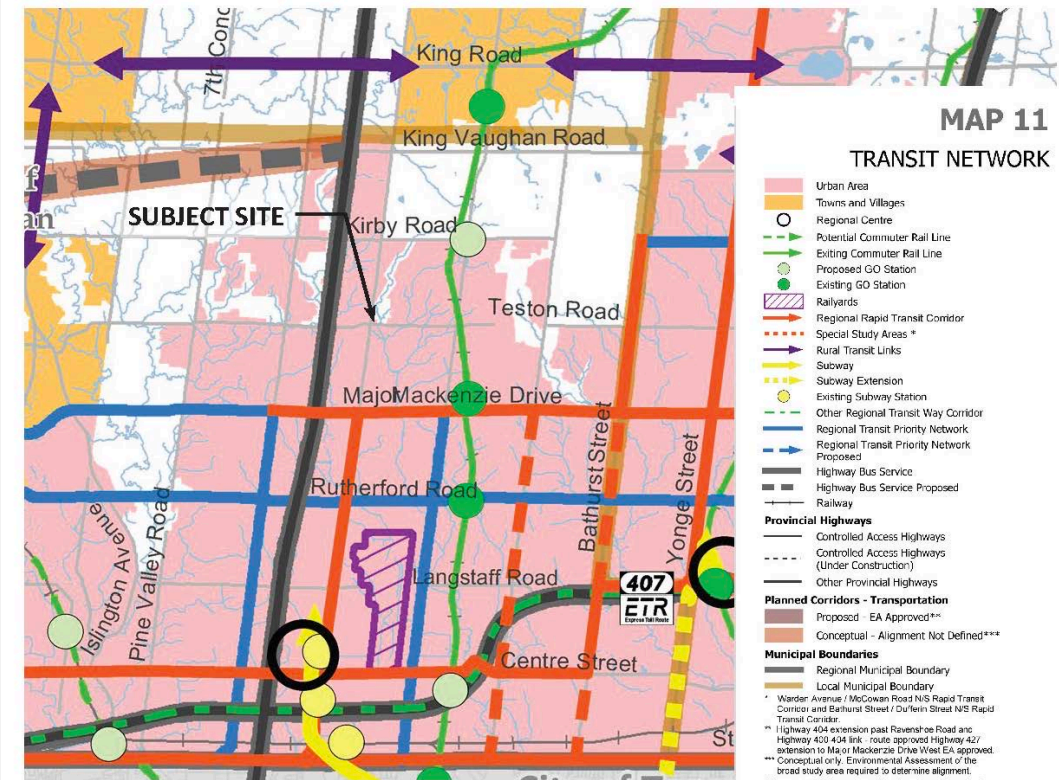


York Region Official Plan (December 1, 2021)

Designated Urban Area

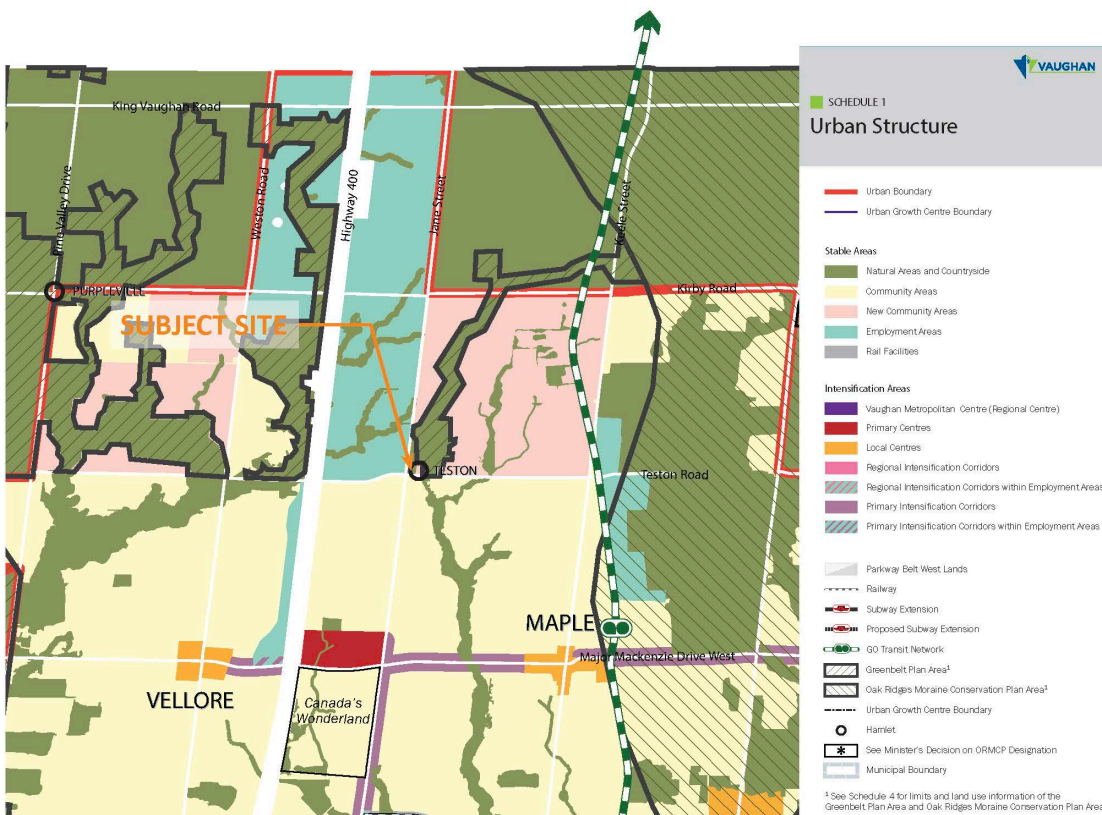


Located northwest of Maple GO and southwest of planned Kirby GO

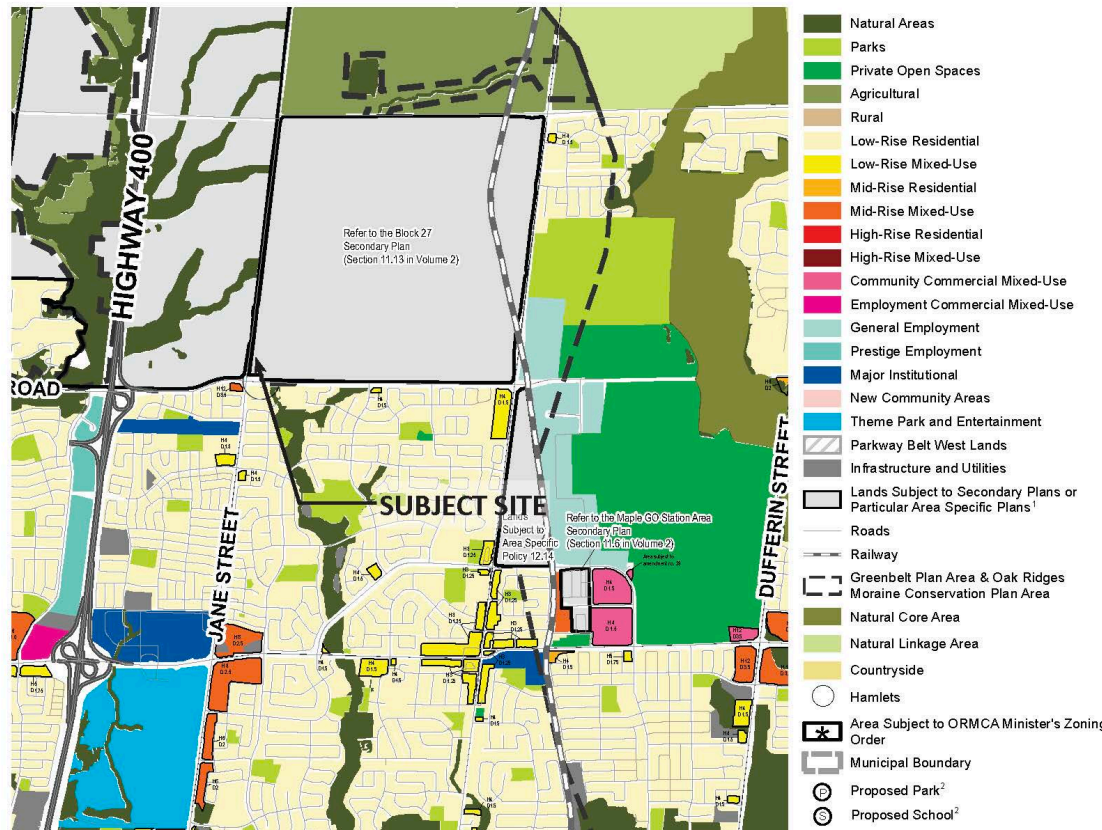


City of Vaughan Official Plan

Schedule 1: Urban Structure Located within Natural Areas & Countryside



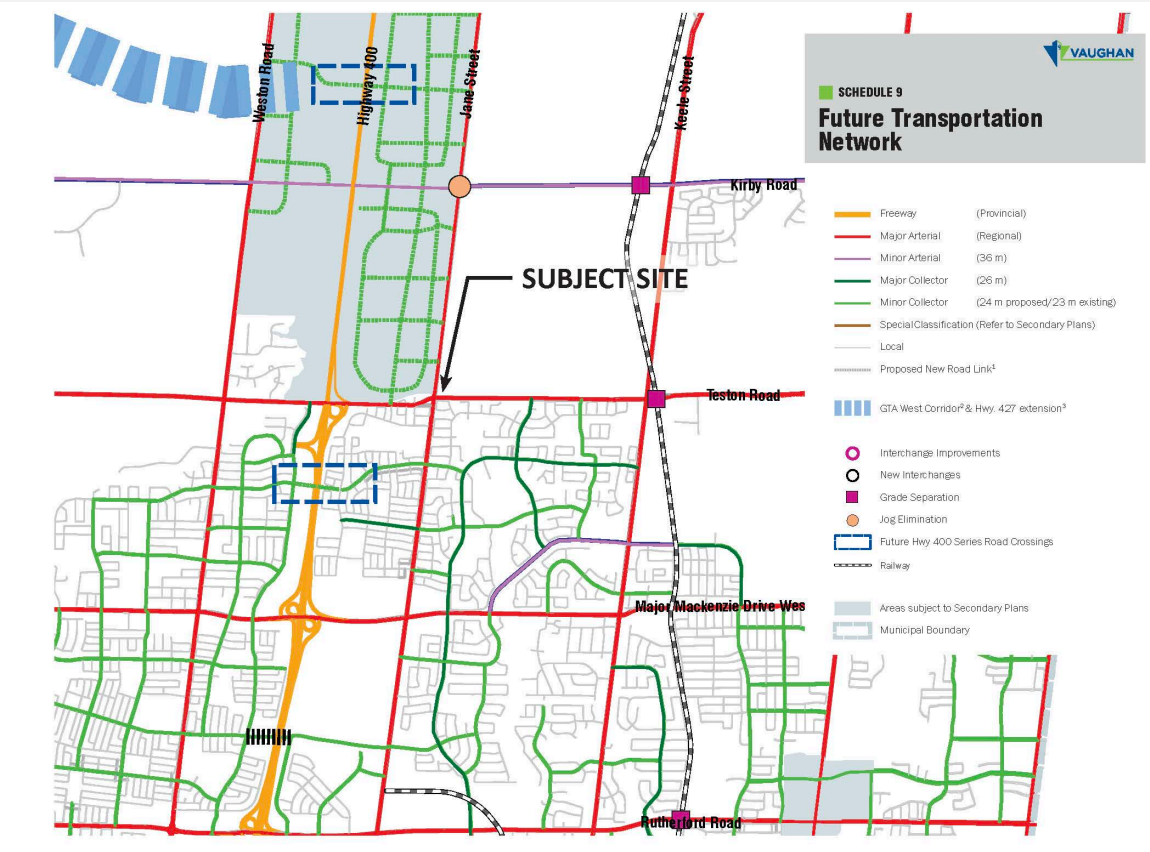
Schedule 13: Land Use Located within Block 27 Secondary Plan



City of Vaughan Official Plan

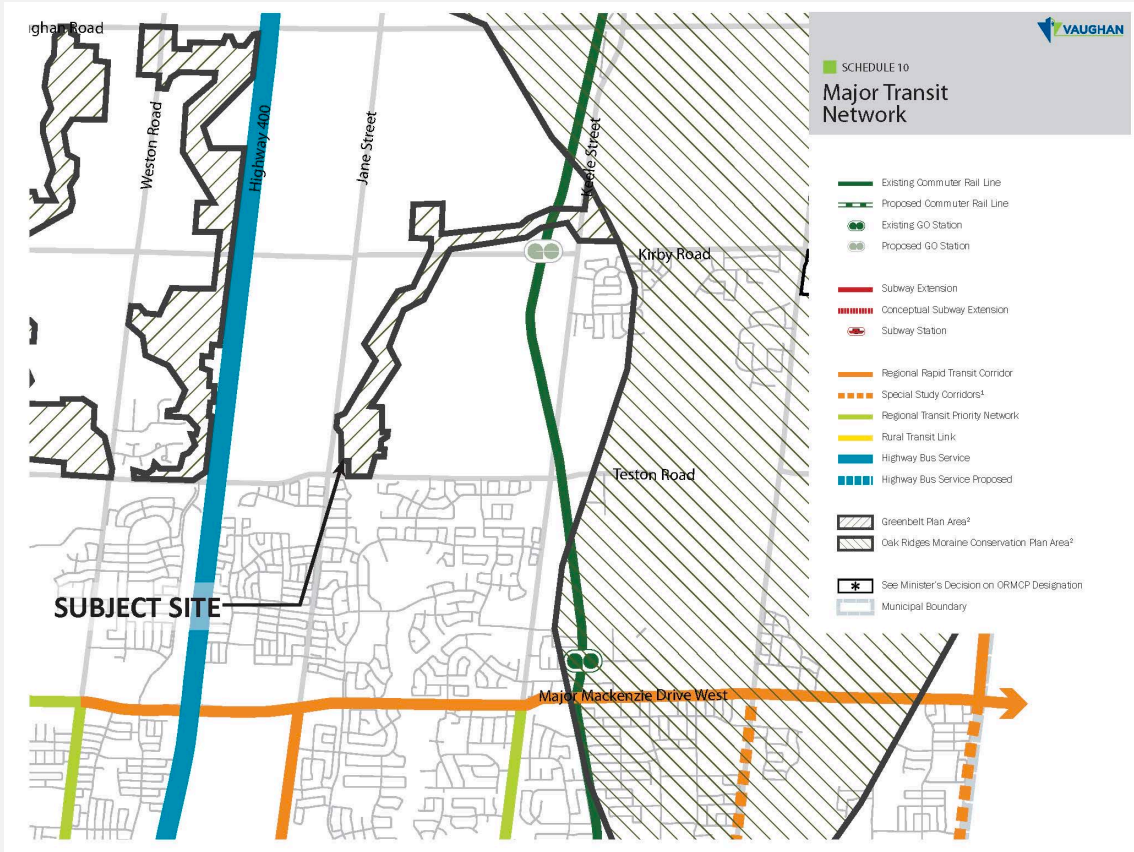
Schedule 9: Future Transportation Network

Jane St is a **Major Arterial** (Regional) Road



Schedule 10: Major Transit Network

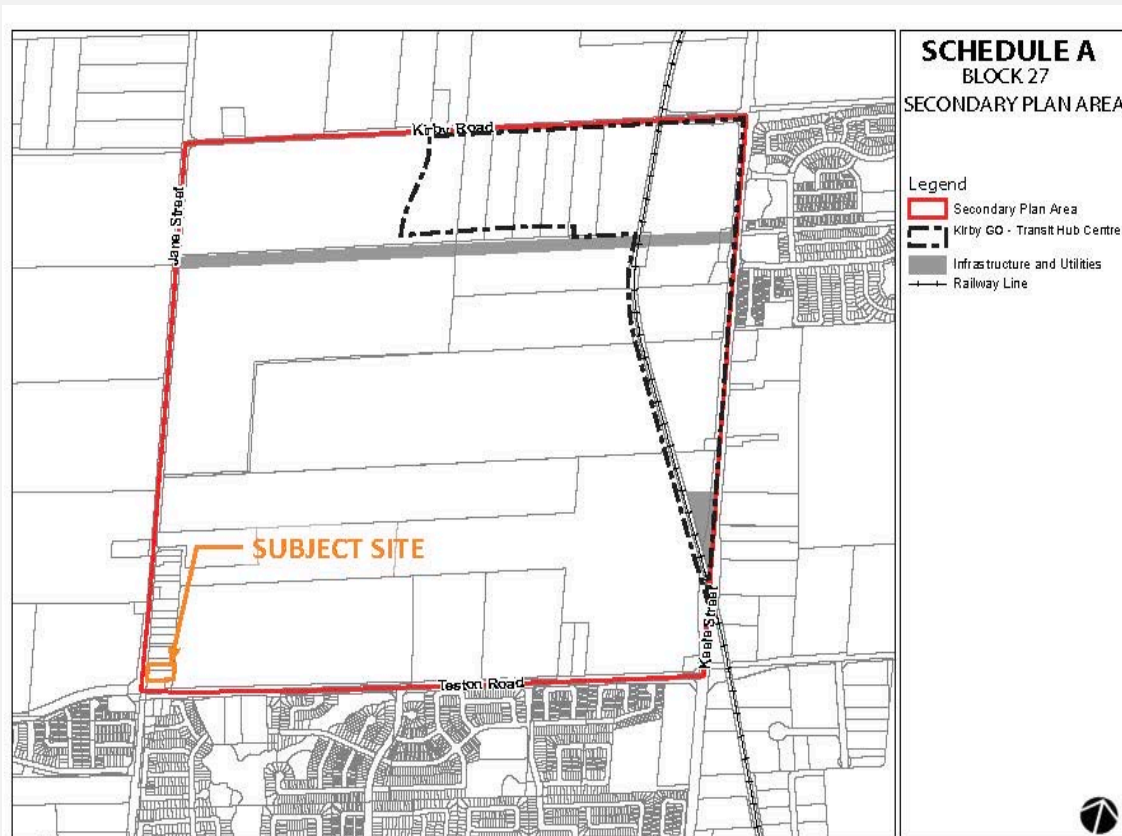
Proximal to Highway Bus Service on Hwy. 400 and GO Train at Maple Station (Barrie Line)



Block 27 Secondary Plan

Schedule A: Urban Structure

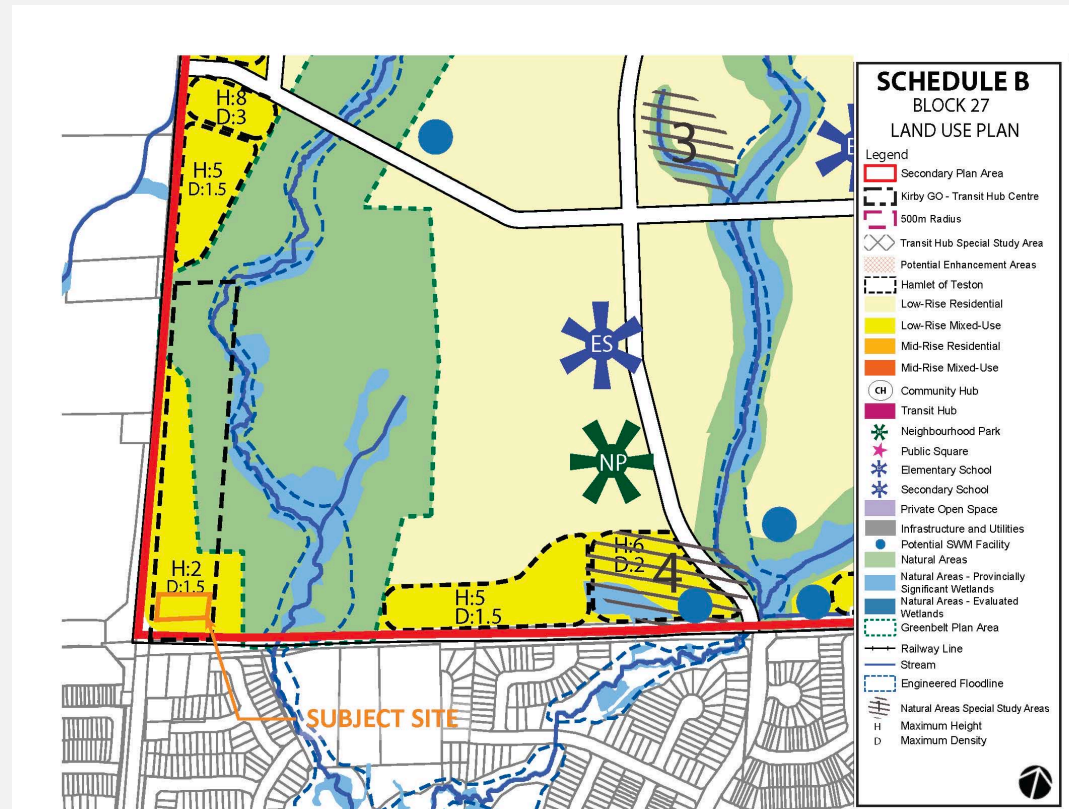
Located within **Secondary Plan Boundary**



Schedule B: Land Use

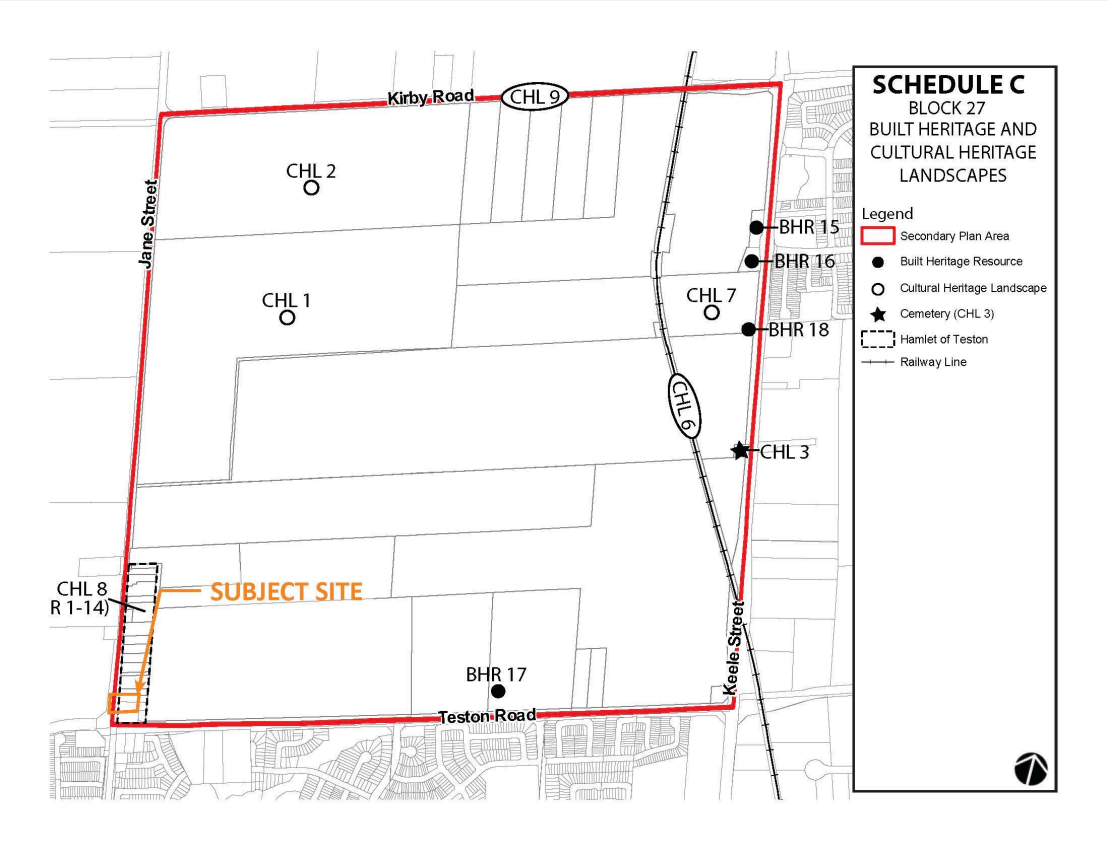
Designated **Low-Rise Mixed-Use**

Max. permitted height of 2 storeys & density of 1.5 FSI

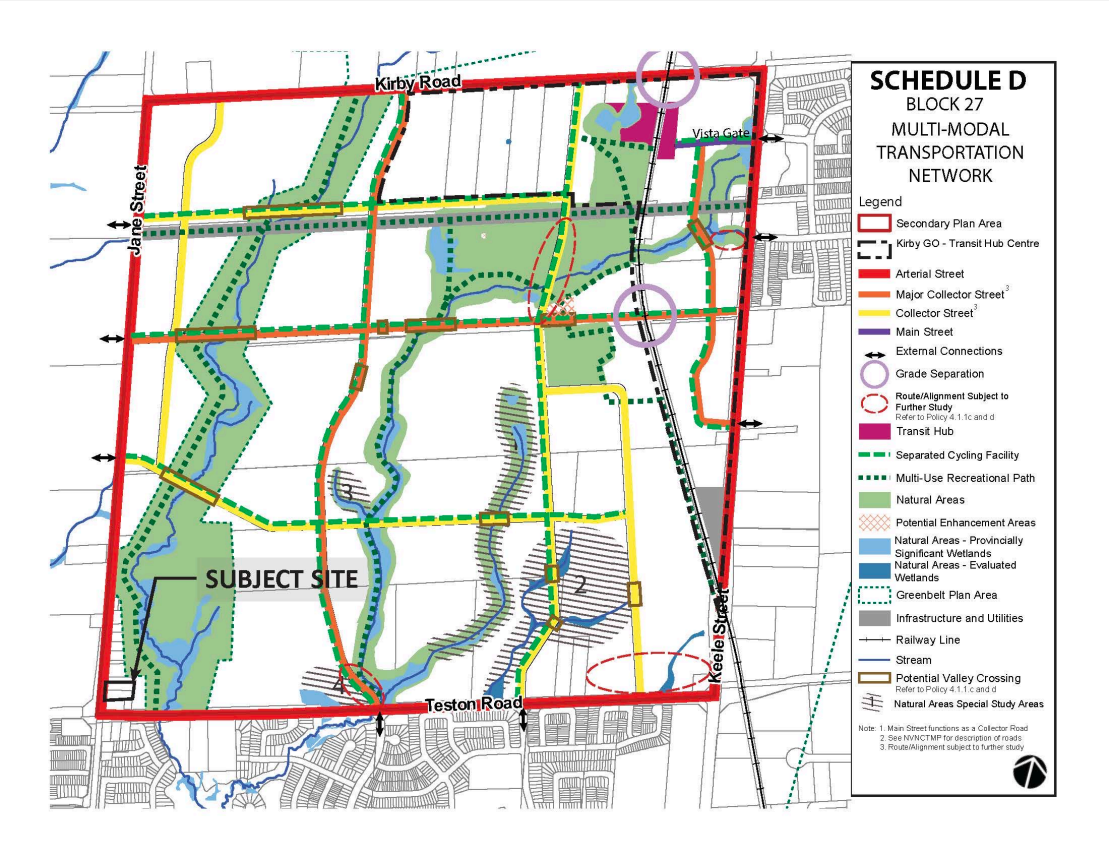


Block 27 Secondary Plan

Schedule C: Built Heritage & Cultural Heritage Located within Hamlet of Teston



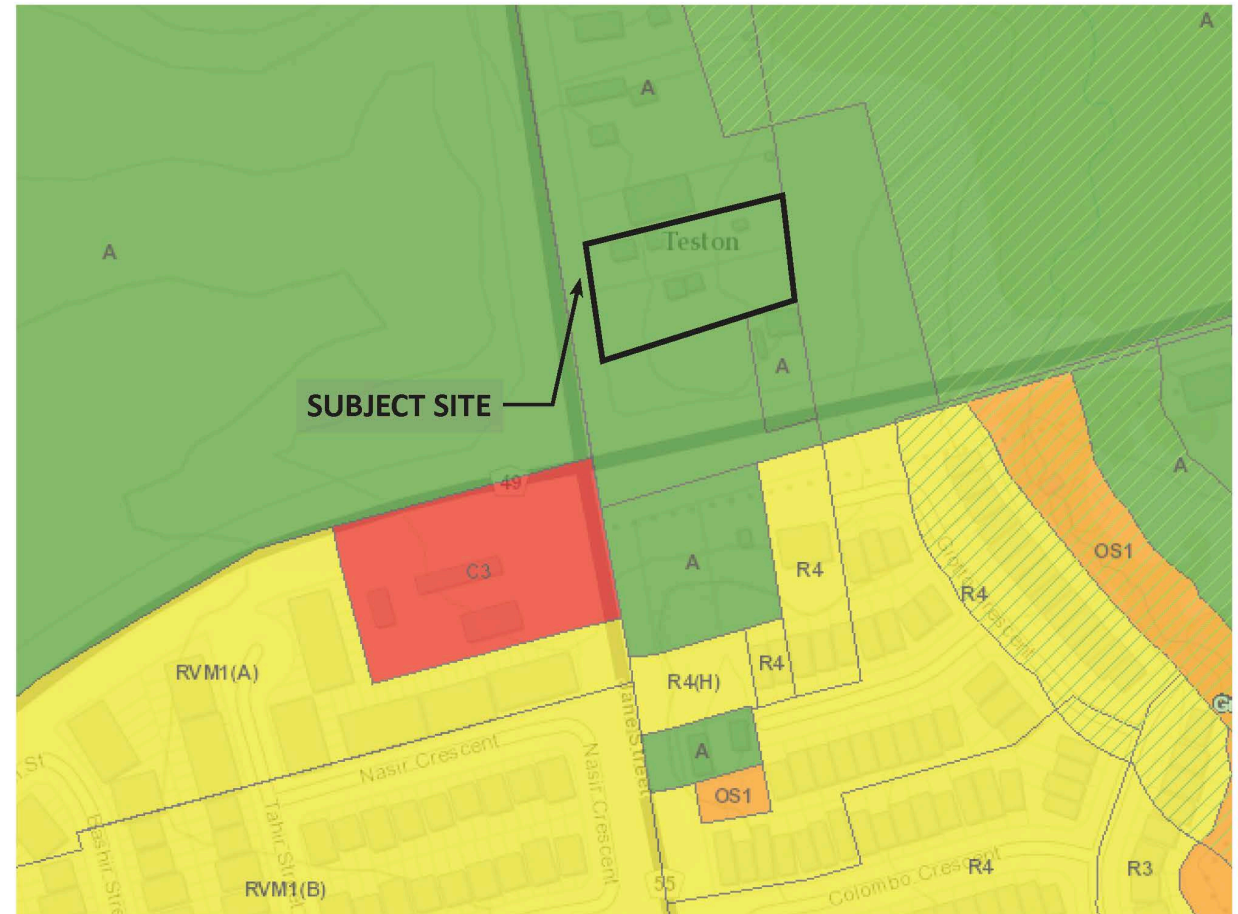
Schedule D: Multi-Modal Transportation Network Planned multi-use trail along Don River W. Branch



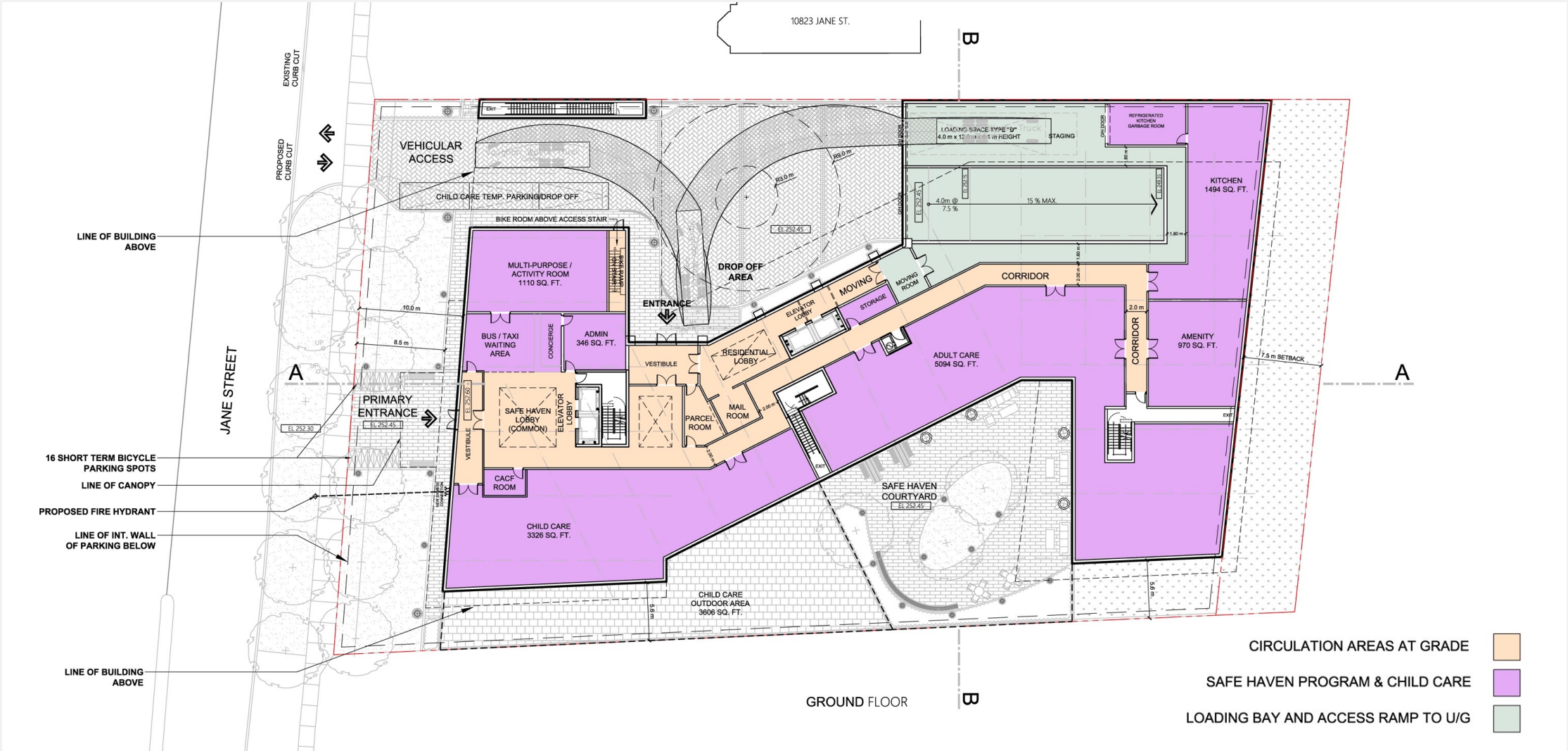
City of Vaughan Zoning By-law 1-88 & 1-2021

Subject site is zoned **A – Agricultural** under Zoning By-law 1-88 (pictured).

Zoned **GD- Future Development** under Zoning By-law 1-2021.



Ground Level Plan (Safehaven Programming Space)





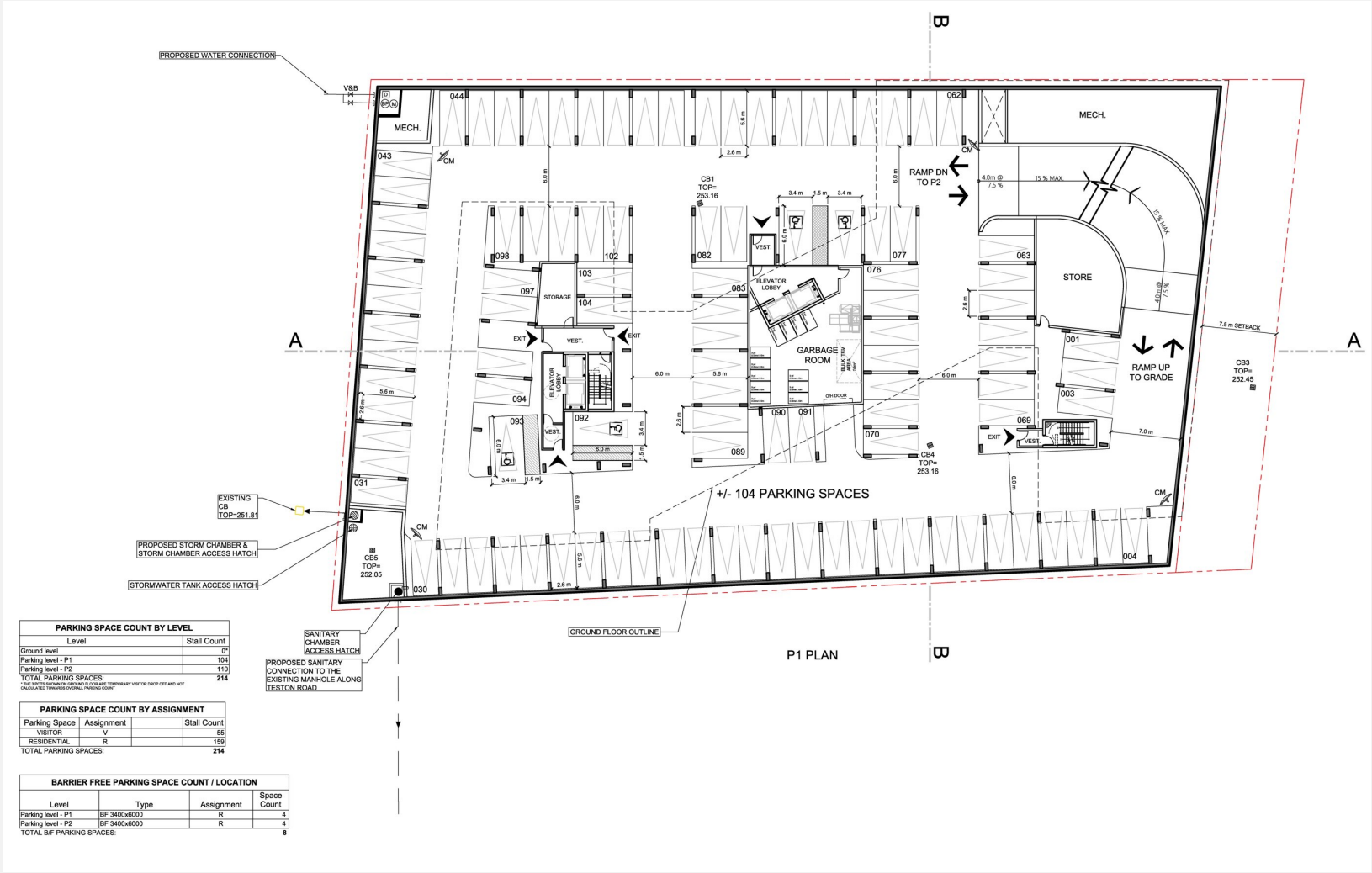
Safehaven Programming Space

- Childcare facility will enable children with disabilities to integrate with children without disabilities
- Multi-purpose activity room for programming & kitchenette
- Outdoor spaces for active and passive programming opportunities for childcare and Safehaven residents

Fifth Level Plan (Residential & Amenity Space)



Underground Garage Plan (P1)



Project Statistics

Site Area	4,772 m ²
Ground Floor Area	2,333 m ²
Lot Coverage	48.8%
Gross Floor Area	18,900 m ²
Safehaven Adult Care & Childcare Programming GFA (Ground Level)	1,667 m ²
Safehaven Supportive Residential GFA (Level 2-3)	5,025 m ²
Amenity	Indoor - 406 m ² (2.0 m ² per unit) Outdoor – 406 m ² (2.0 m ² per unit)
Market Residential GFA (Level 4-12)	11,802 m ²
Density	3.96 FSI
Height	12 storeys (41.50 m, excluding mechanical penthouse)
Dwelling Units	203 (44 affordable supportive units & 159 market dwelling units)
Parking Spaces	214 (1.05 spaces per unit)
Bicycle Parking Spaces	118

Unit Composition

Unit Size	Rental Dwelling Units	Safehaven Supportive Dwelling Units	Total
One-Bedroom	92 (45%)	-	92 (45%)
Two-Bedroom	48 (24%)	36 (18%)	84 (42%)
Three-Bedroom	19 (9%)	-	19 (9%)
Four-Bedroom	-	8 (4%)	8 (4%)
Total	159 (78%)	44 (22%)	203

Rendering (Looking southwest at Jane Street)



Rendering (Looking northwest at Jane Street & Teston Road)



10811-10819 Jane Street



THANK YOU

WND Associates Ltd.

90 Eglinton Avenue East, Suite 970
Toronto, ON M4P 2Y3

Contacts:

Andrew Ferancik, Principal

aferancik@wndplan.com

Mike Bennett, Planner

mbennett@wndplan.com