

**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

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- 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

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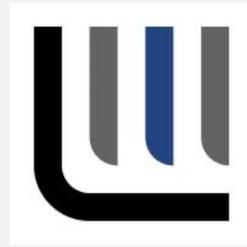
**Architecture:**



**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:**

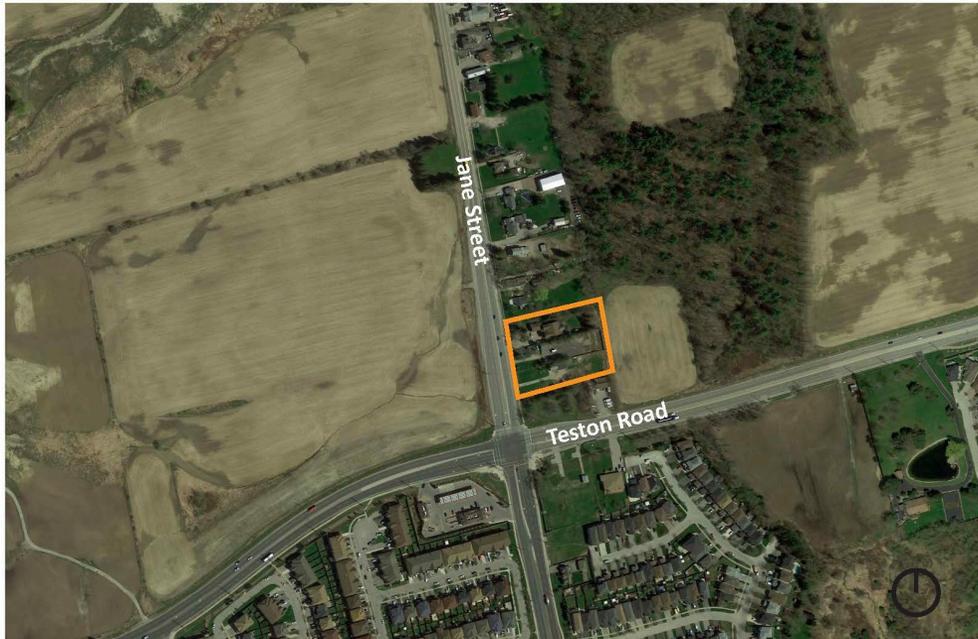


**Hydrogeological,  
Environmental Site  
Assessment:**



# Site Context

## Aerial Photo



SUBJECT SITE 

## Oblique Air Photo (Looking SW)



# Development Context

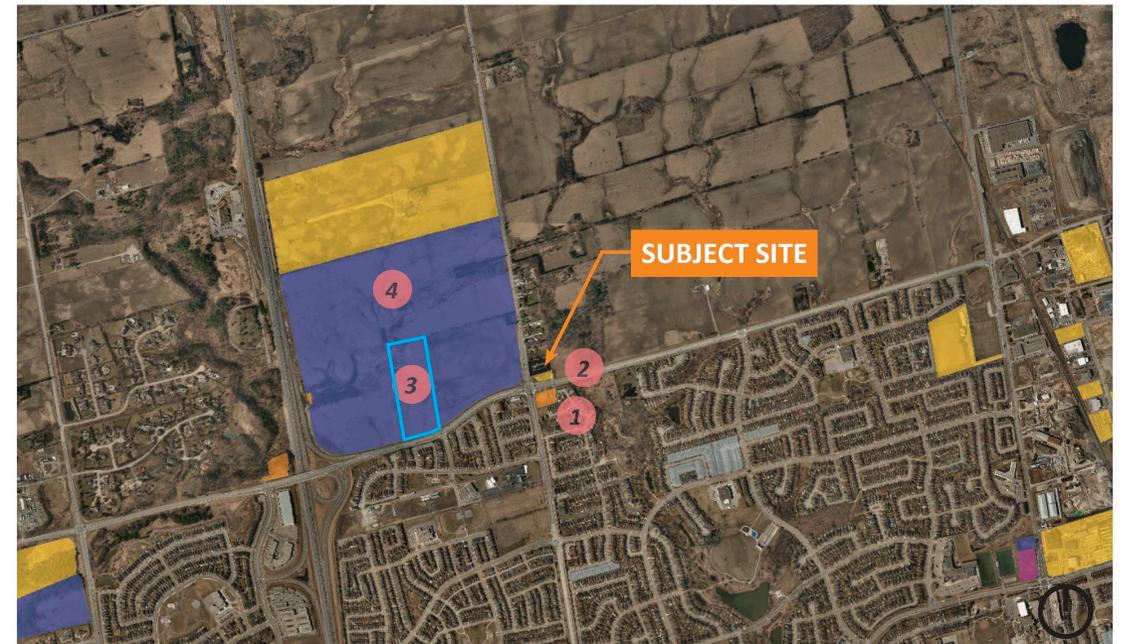
Located within Block 27



**BLOCK 27**



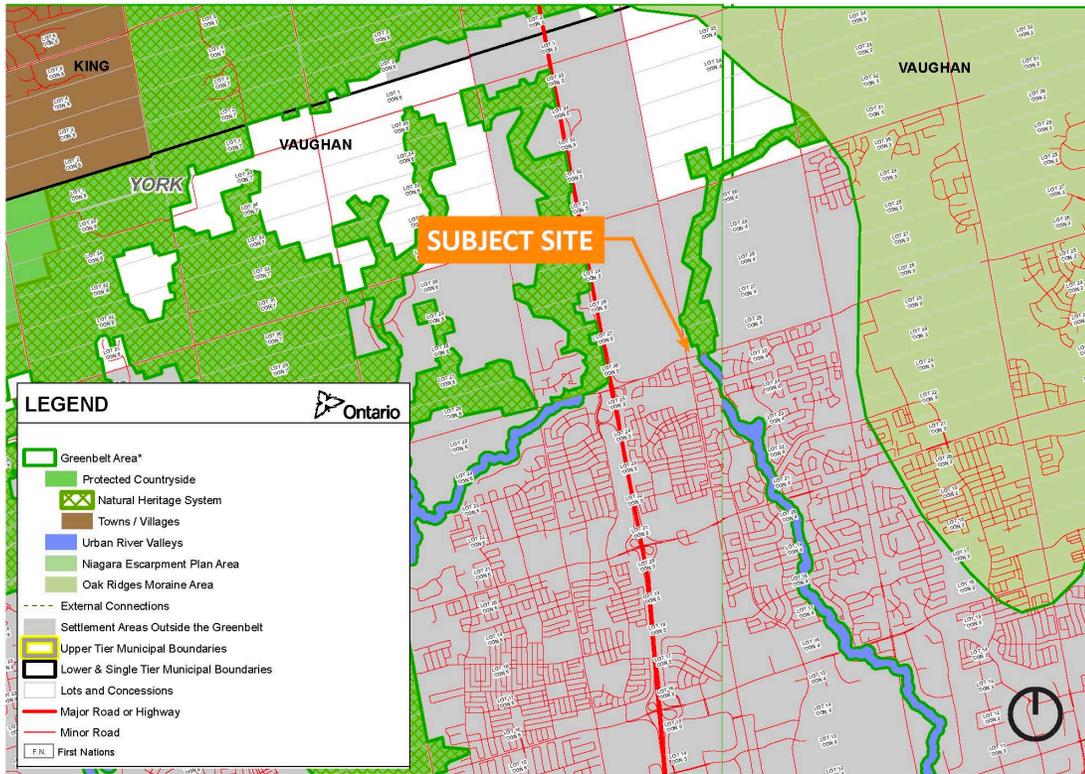
Nearby Development Activity



- 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



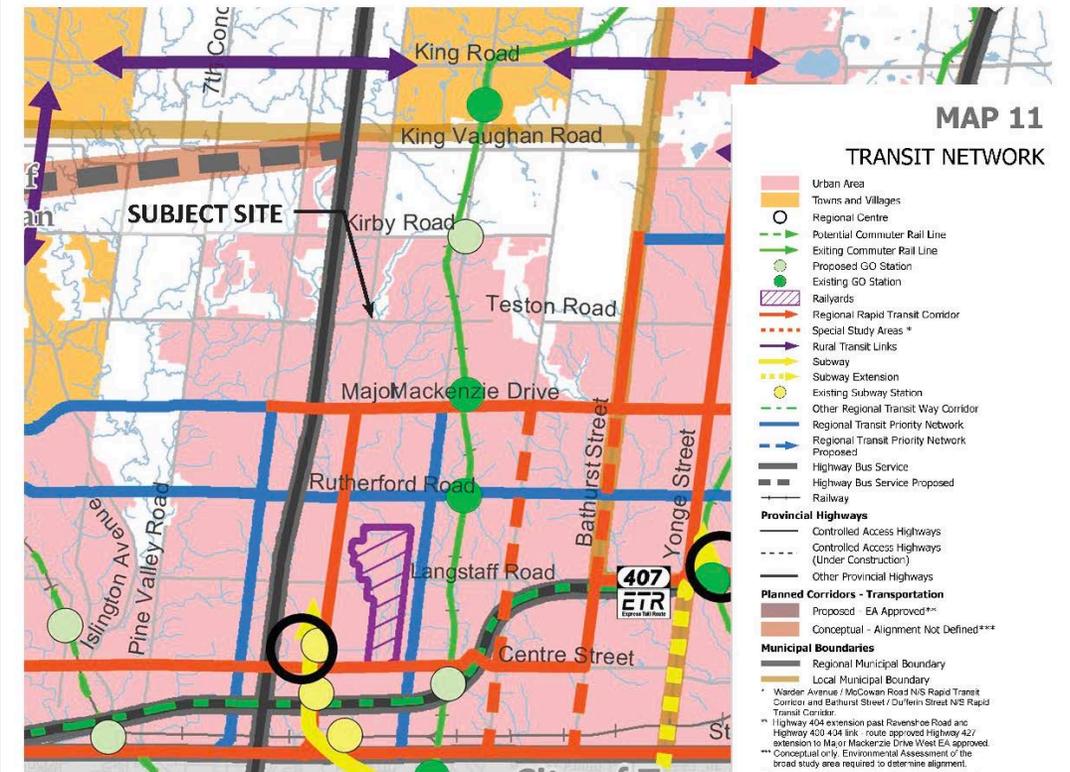
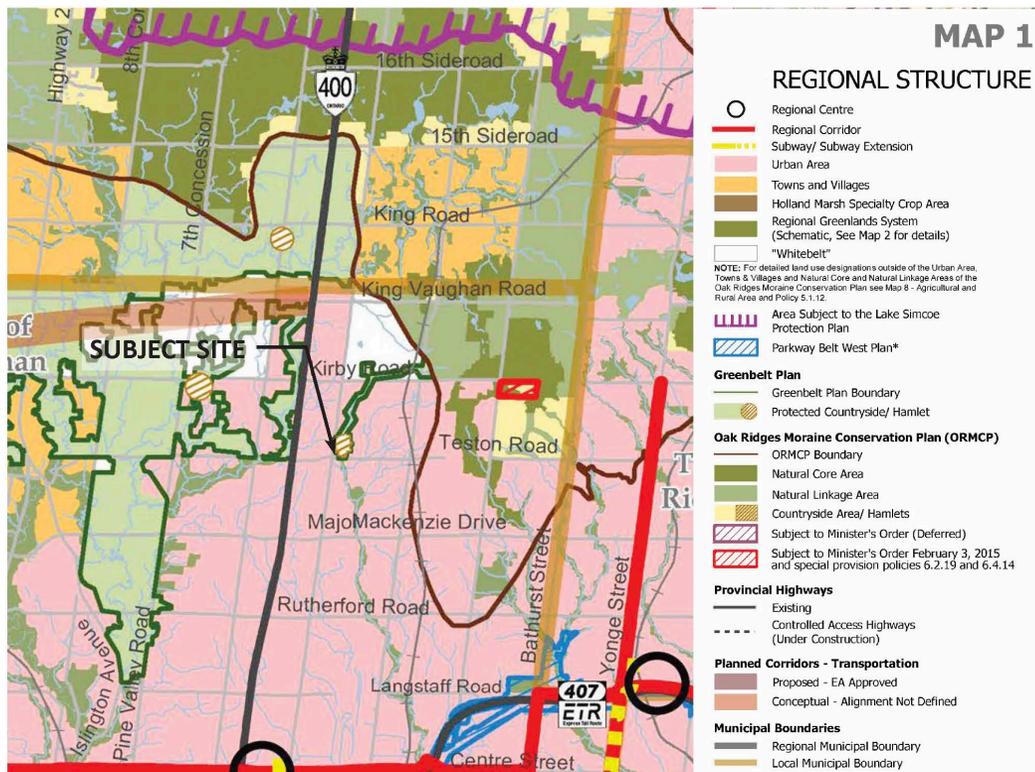
## Growth Plan



# York Region Official Plan (December 1, 2021)

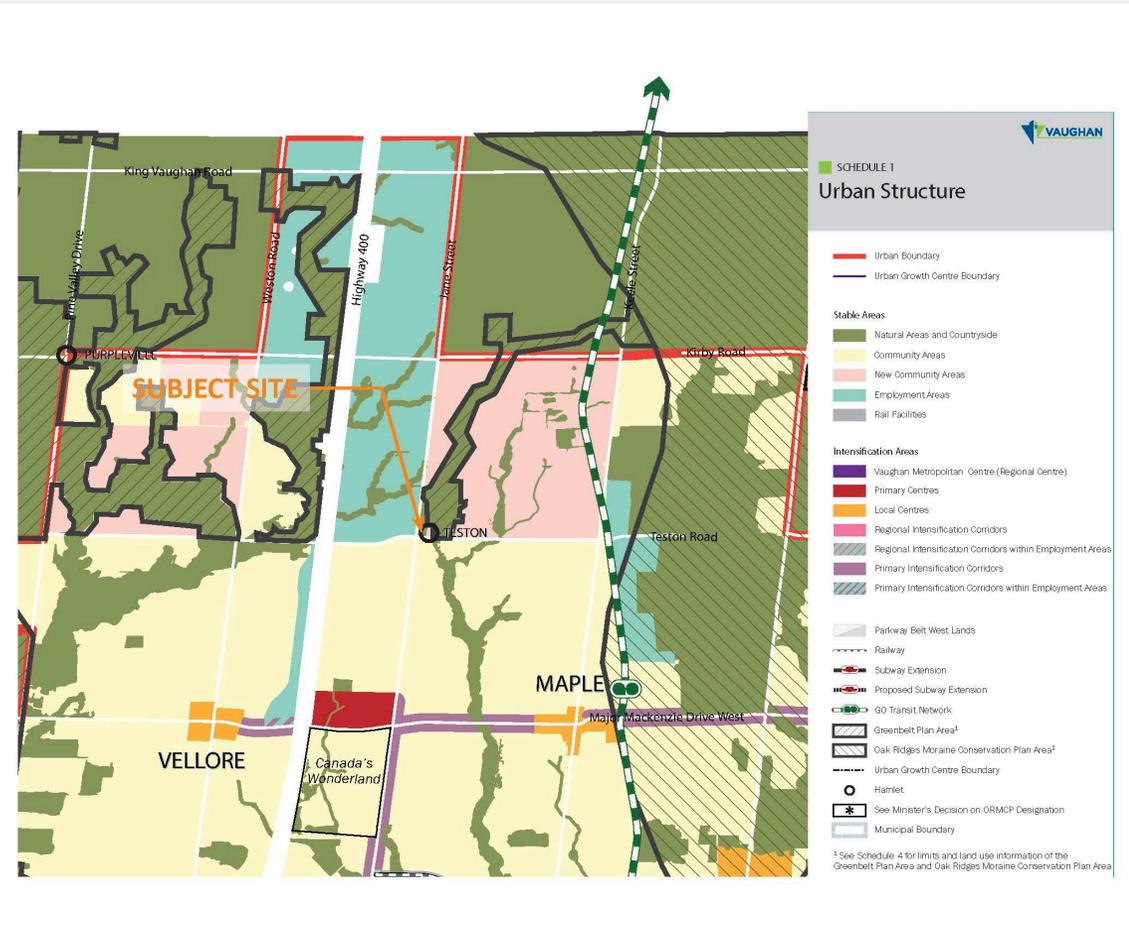
## Designated Urban Area

Located northwest of Maple GO and southwest of planned Kirby GO

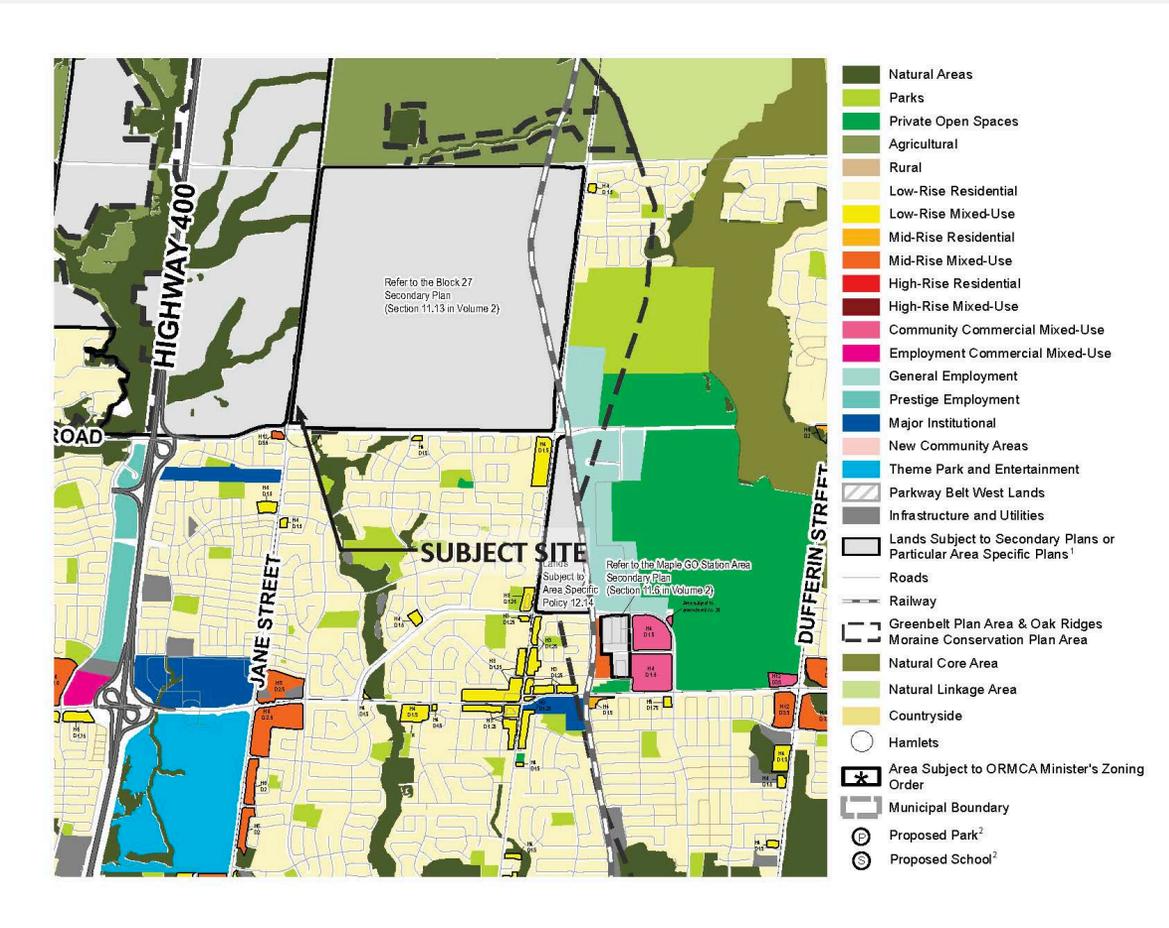


# City of Vaughan Official Plan

## Schedule 1: Urban Structure Located within Natural Areas & Countryside

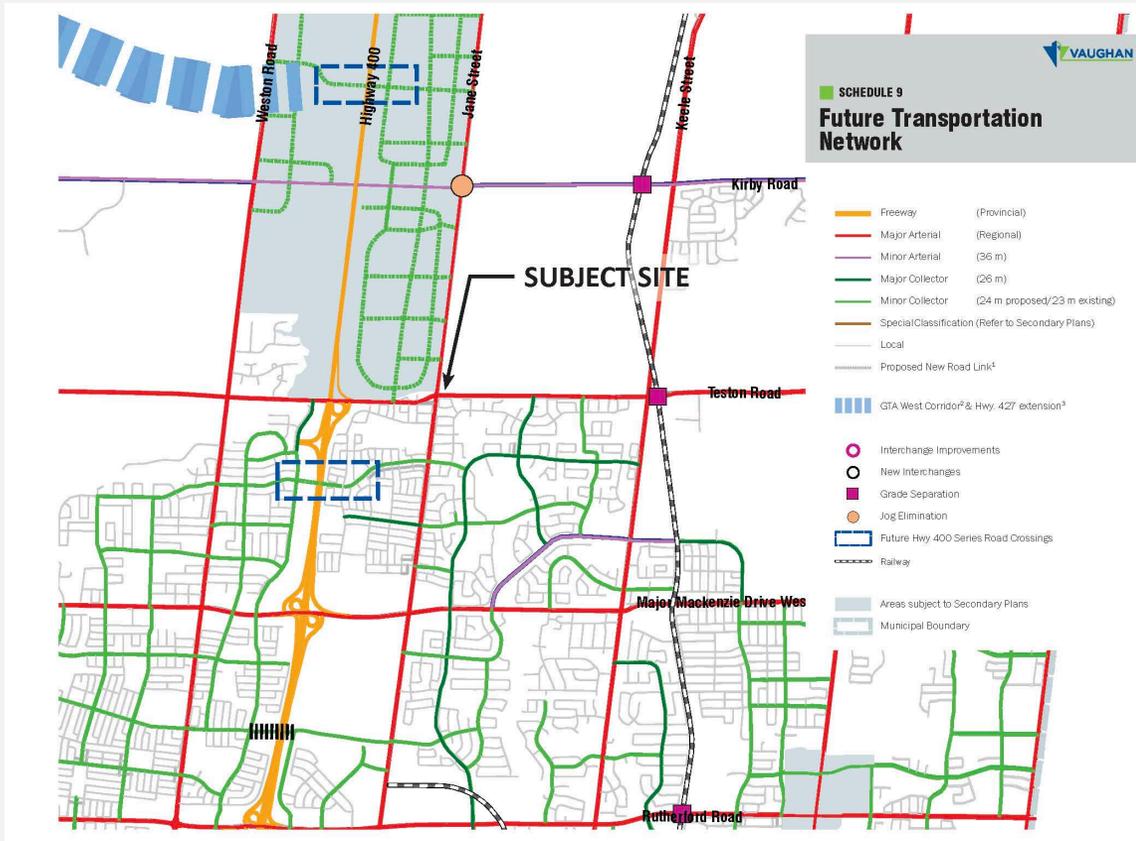


## Schedule 13: Land Use Located within Block 27 Secondary Plan

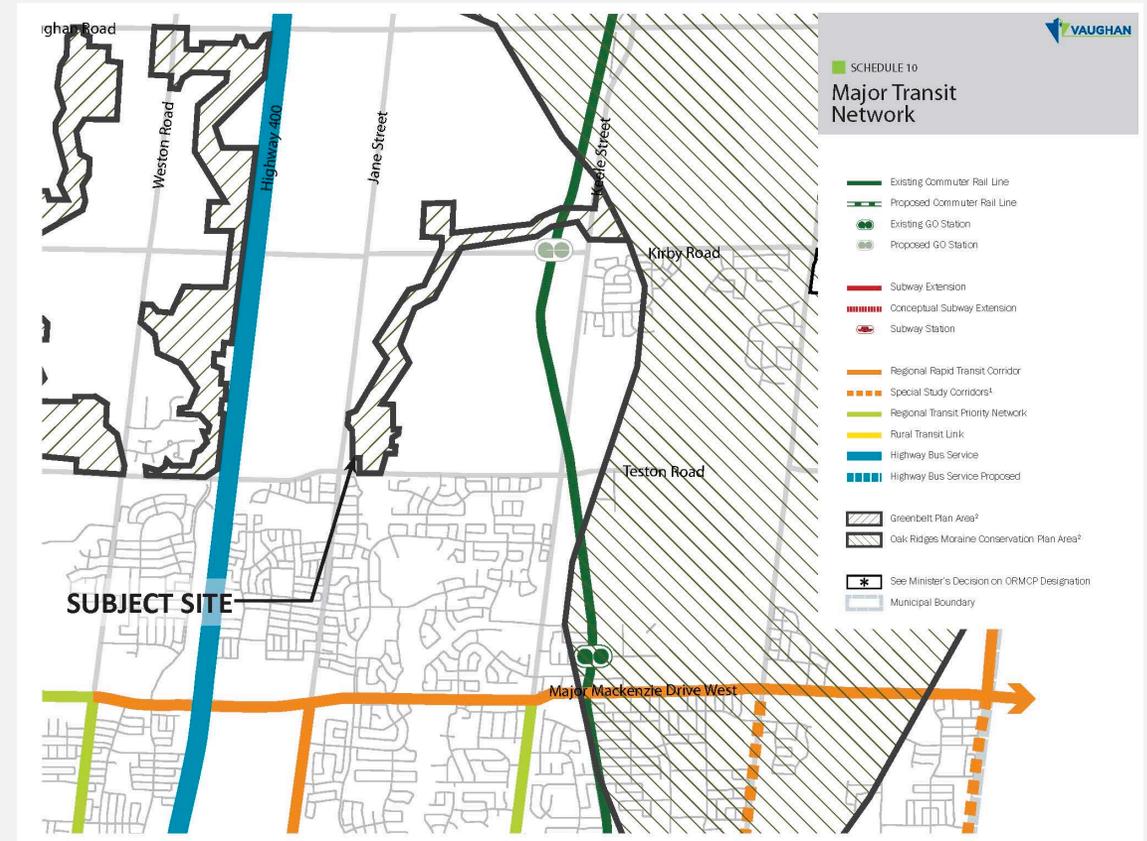


# City of Vaughan Official Plan

## Schedule 9: Future Transportation Network Jane St is a Major Arterial (Regional) Road

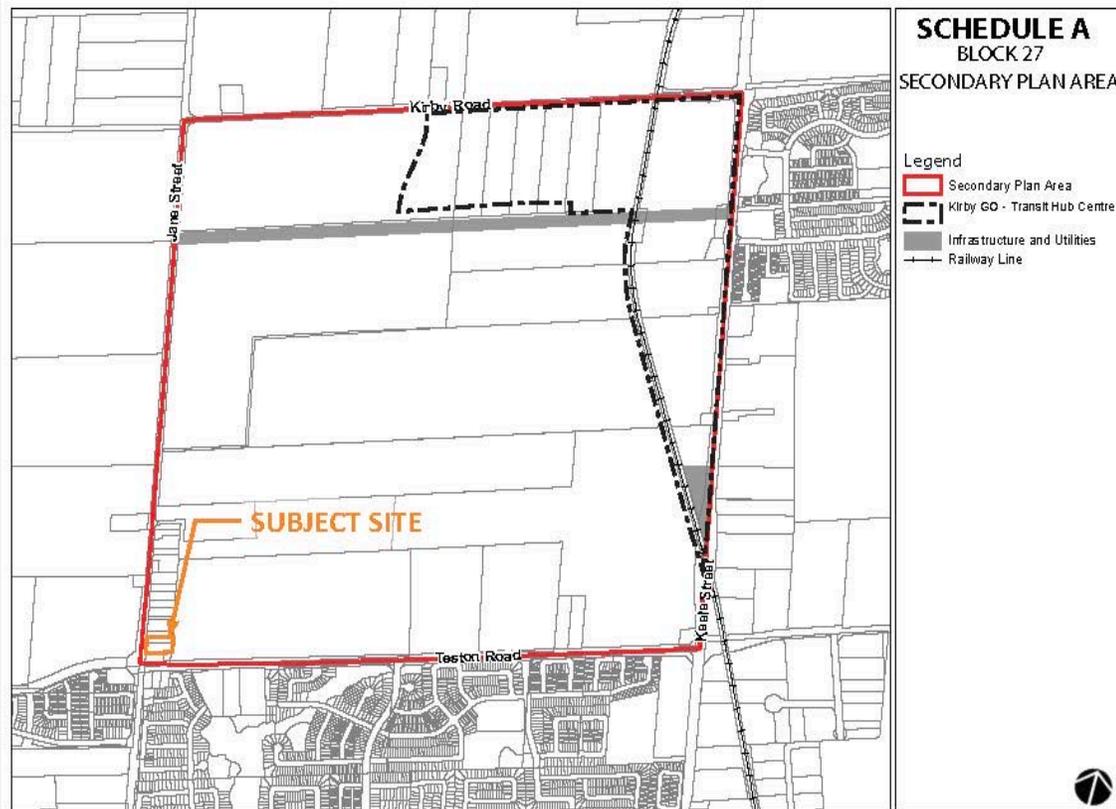


## Schedule 10: Major Transit Network Proximal to Highway Bus Service on Hwy. 400 and GO Train at Maple Station (Barrie Line)

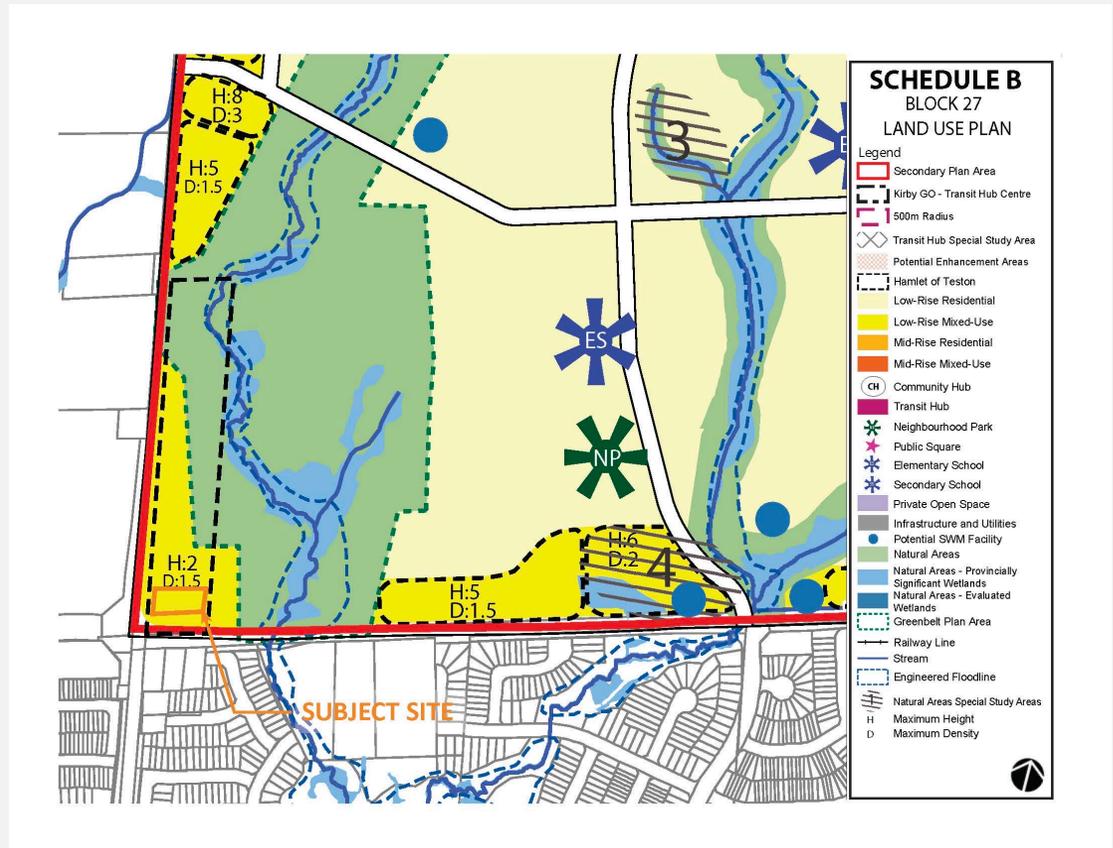


# Block 27 Secondary Plan

**Schedule A: Urban Structure**  
 Located within Secondary Plan Boundary



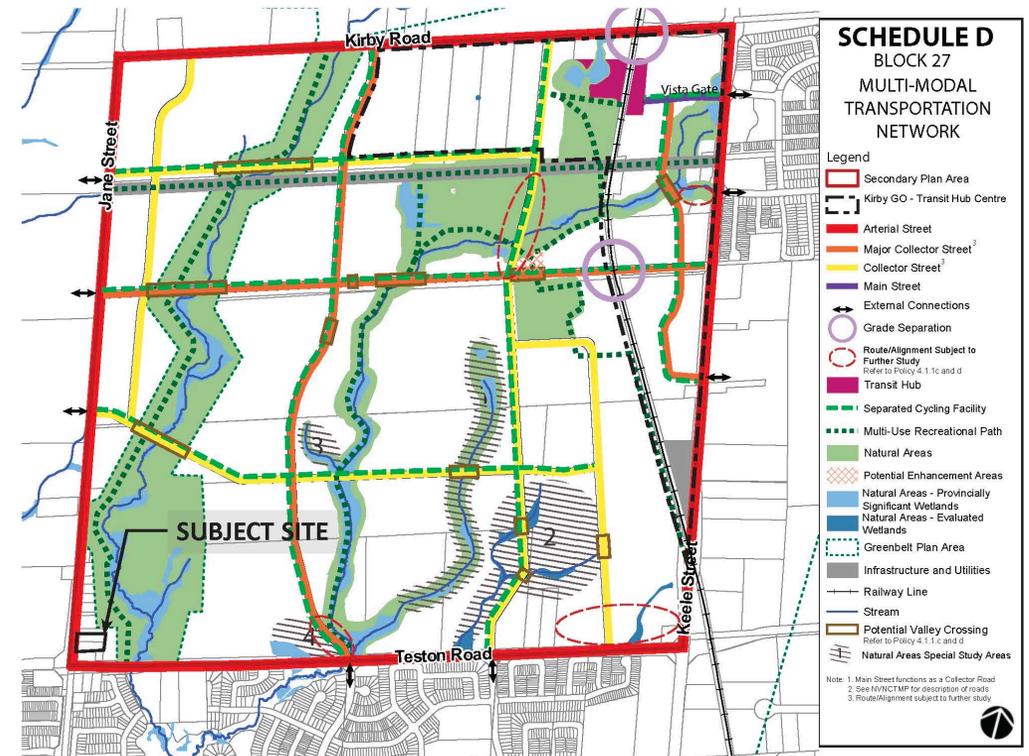
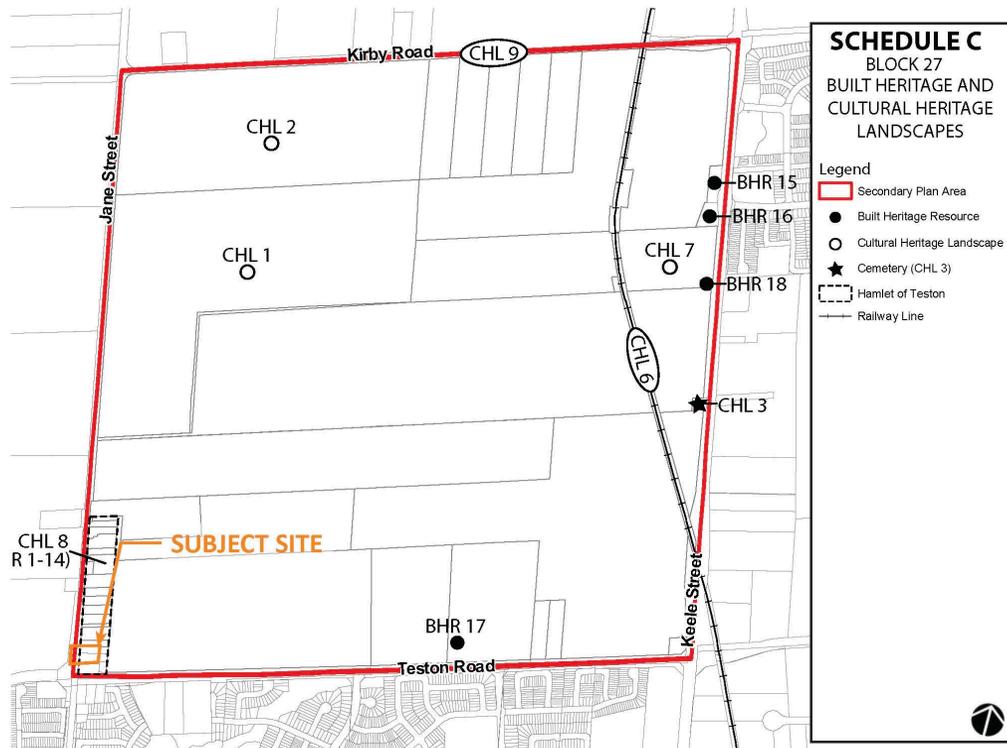
**Schedule B: Land Use**  
 Designated **Low-Rise Mixed-Use**  
 Max. permitted height of 2 storeys & density of 1.5 FSI



# Block 27 Secondary Plan

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

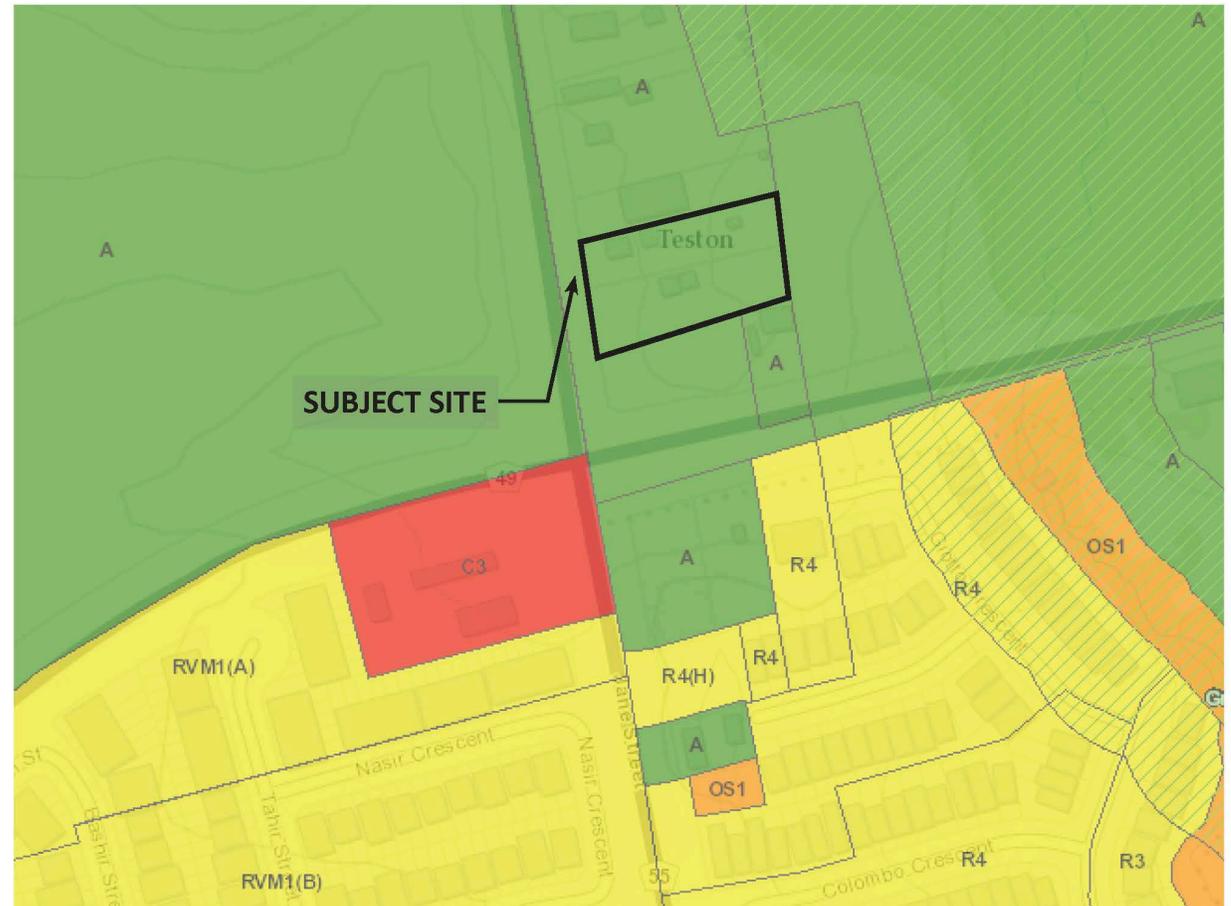
## Schedule D: Multi-Modal Transportation Network Planned multi-use trail along Don River W. Branch



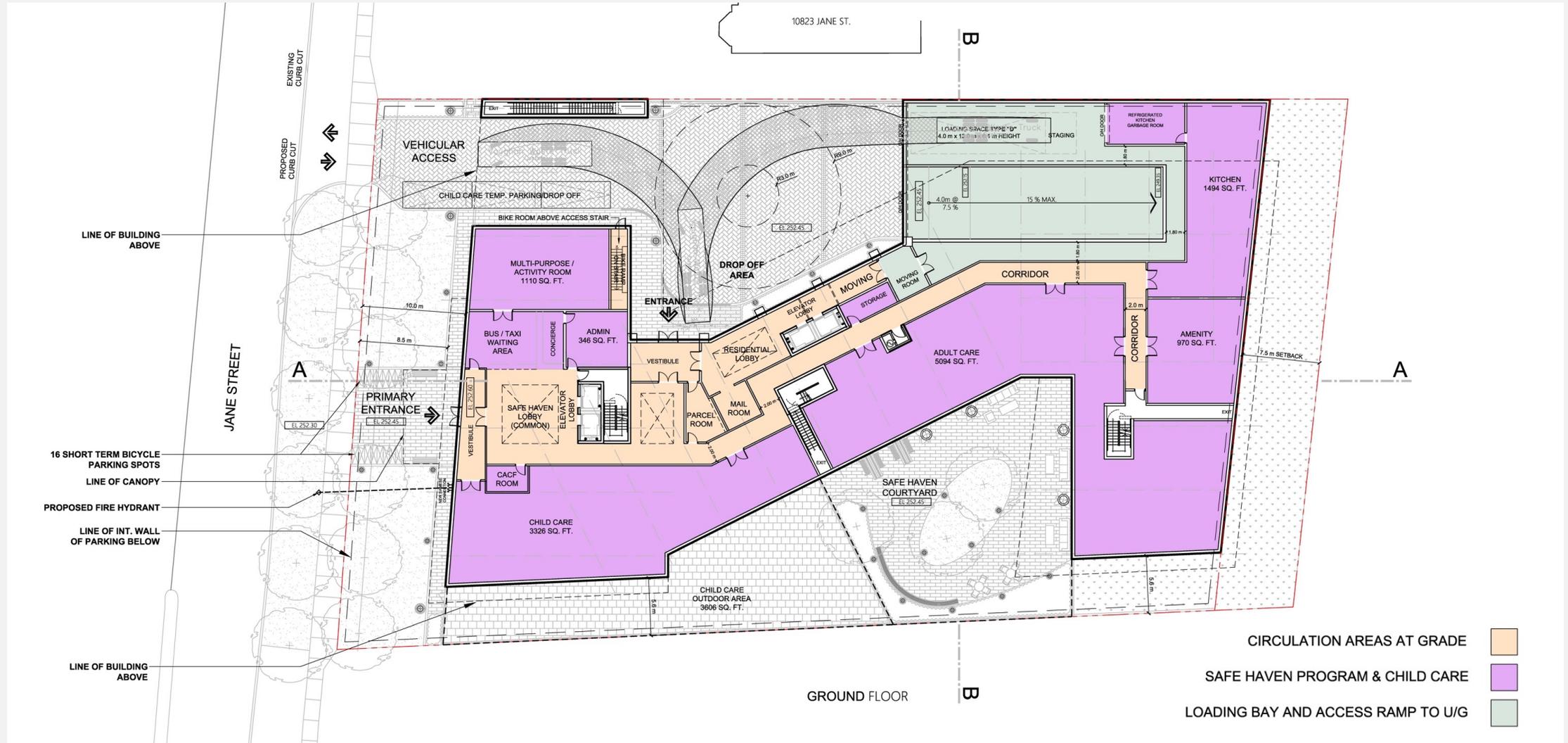
# City of Vaughan Zoning By-law 1-88 & 1-2021

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

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- 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)





# Project Statistics

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

# Unit Composition

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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%)
<b>Total</b>	<b>159 (78%)</b>	<b>44 (22%)</b>	<b>203</b>

# Rendering (Looking southwest at Jane Street)

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# Rendering (Looking northwest at Jane Street & Teston Road)

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# 10811-10819 Jane Street



## THANK YOU

**WND Associates Ltd.**

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