

November 22, 2022

Communication: C14
Committee of the Whole (PM)
November 22, 2022
Item #2



Committee of the Whole Public Meeting

**2951 Highway 7 &
180/190 Maplecrete Road**

City of Vaughan

Site Context Aerial



Surrounding Context Aerial



Site Photos



Northwest corner of Highway 7 and Maplecrete










Northwest corner of Jane Street and Highway 7
(VMC and subway)




North side of Highway 7

York Region 2022 OP Schedule

Map 1 Regional Structure

-  Regional Centre
-  Regional Corridor
-  Urban Area
-  Towns and Villages
-  Agricultural System
-  Regional Greenlands System
-  Subject to Minister's Order February 3, 2015 and special provision policy 5.3.4
-  Area within ORMCP conditional upon amendments to Ontario Regulation 140/02¹

Greenbelt Plan

-  Greenbelt Plan Boundary

Oak Ridges Moraine Conservation Plan

-  Oak Ridges Moraine Conservation Plan Boundary

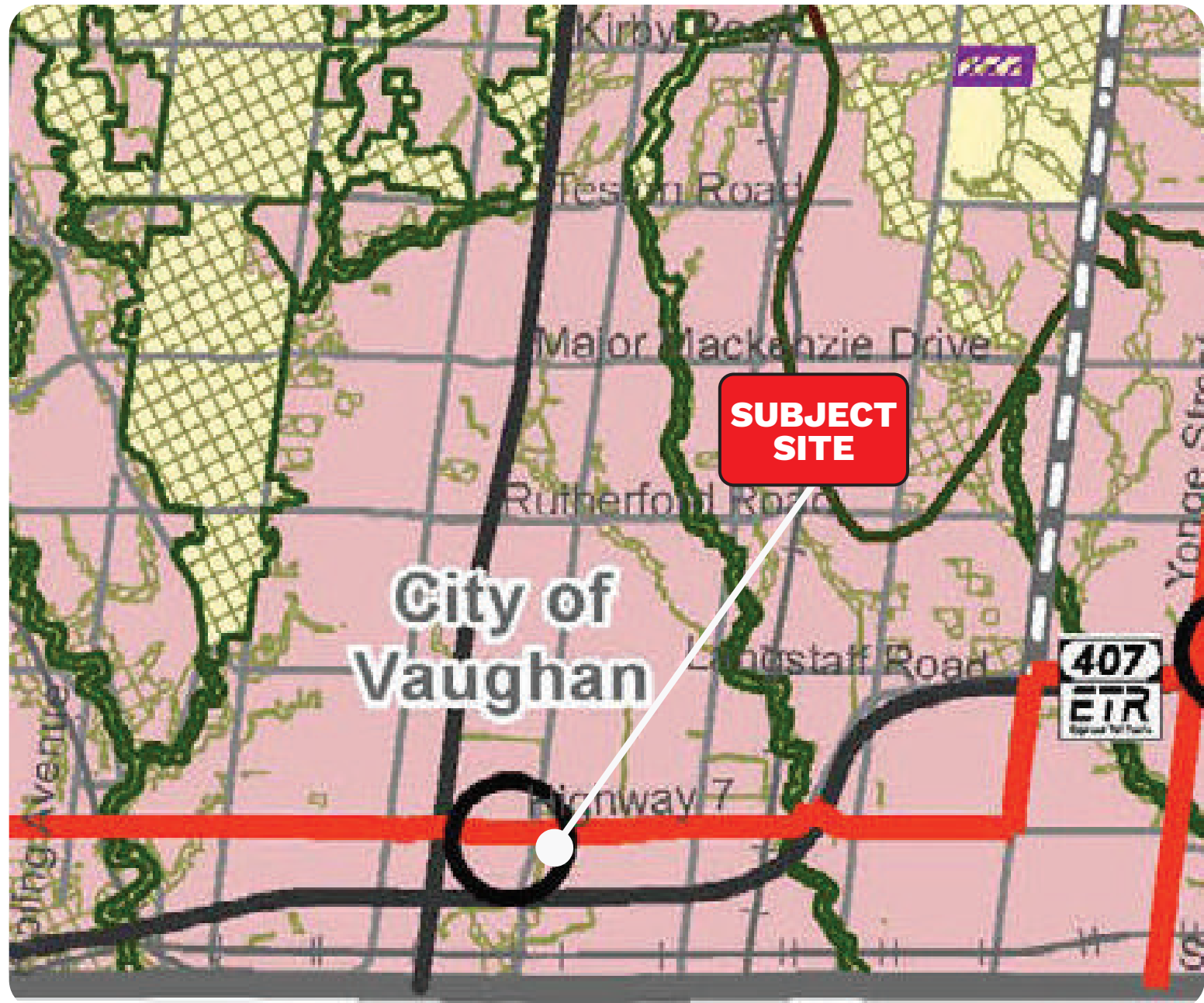
Provincial Highways

-  Existing

Municipal Boundaries

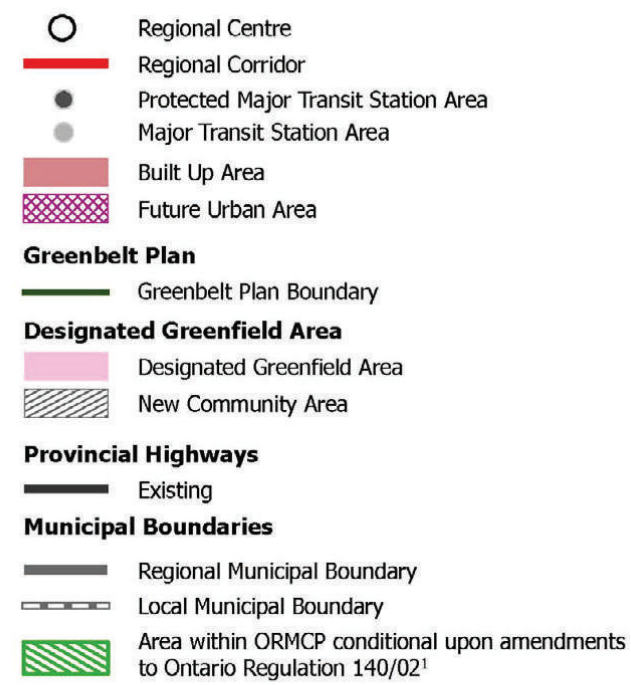
-  Regional Municipal Boundary
-  Local Municipal Boundary

¹ Urban designations are conditional upon amendments to the ORM designations prior to adoption of the ROP.

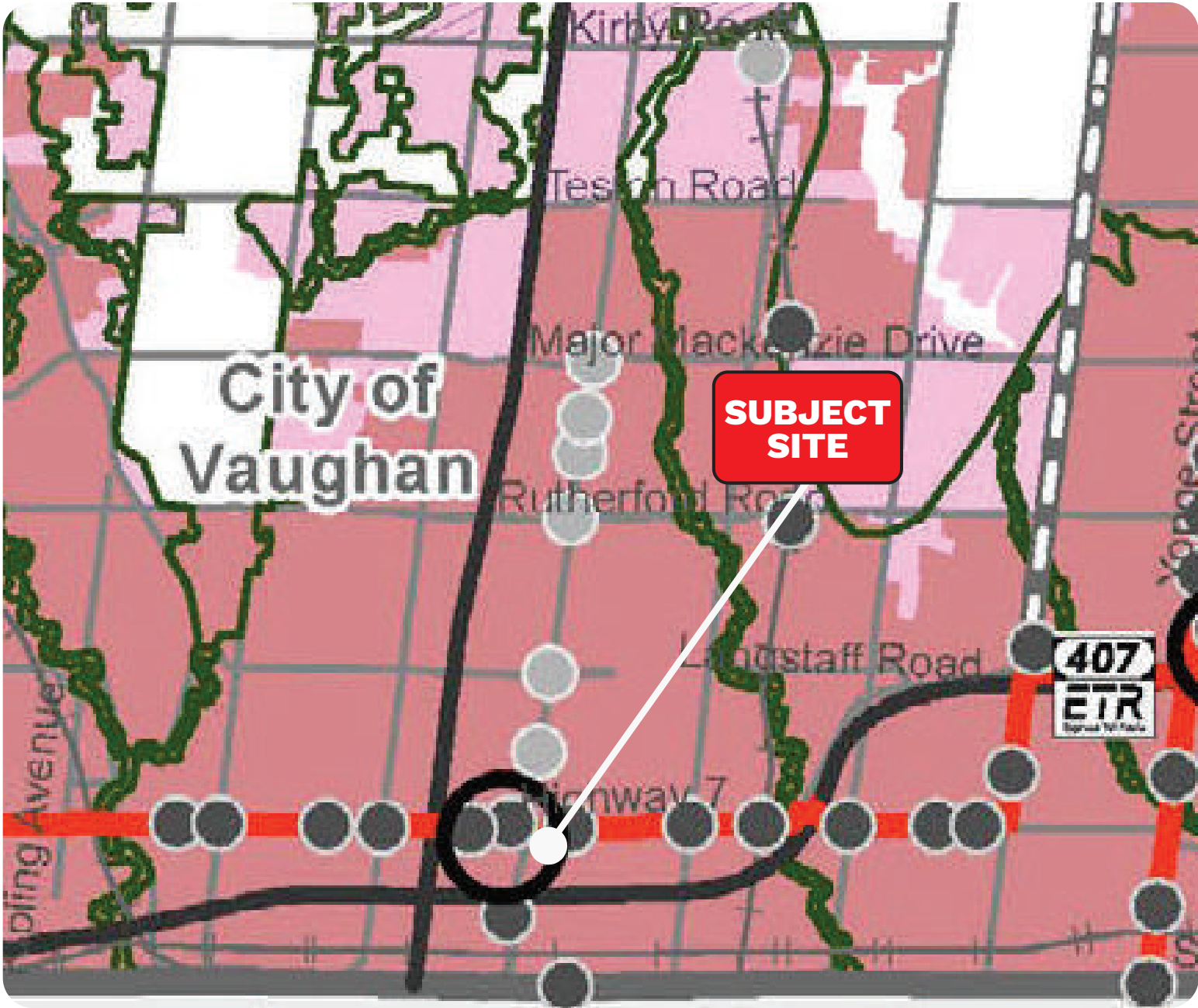


York Region 2022 OP Schedule

Map 1B Urban System Overlays












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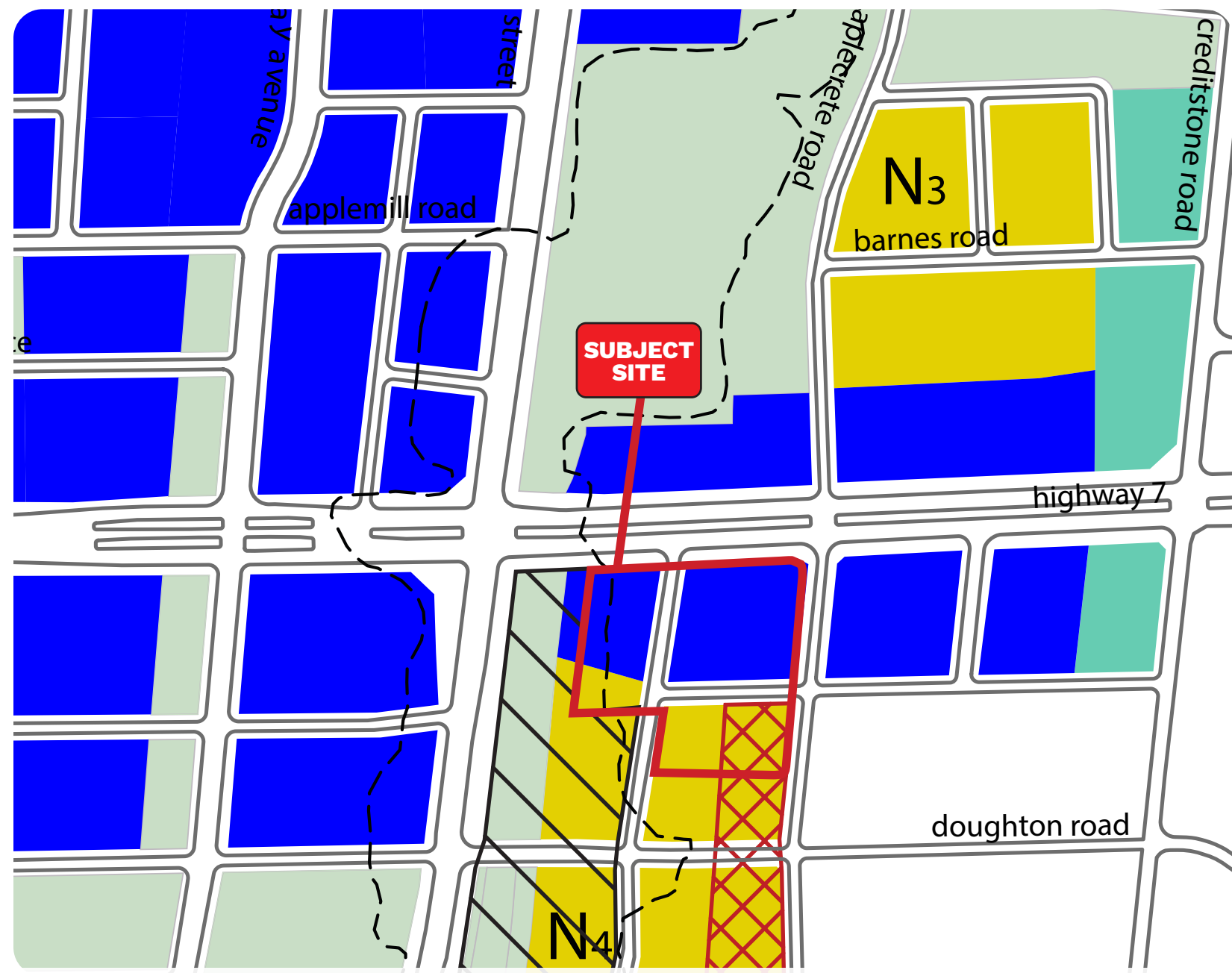


Vaughan Metropolitan Centre Secondary Plan

Schedule F Land Use Precincts

LEGEND







-  station precinct
-  south precinct
-  neighbourhood precincts
-  west and east employment precincts
-  major parks and open spaces
-  land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) (see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)
-  existing floodplain (see policies 5.6.4 - 5.6.10)
-  office uses permitted (see policy 8.4.3 & 8.5.3)
-  see policy 6.3.2

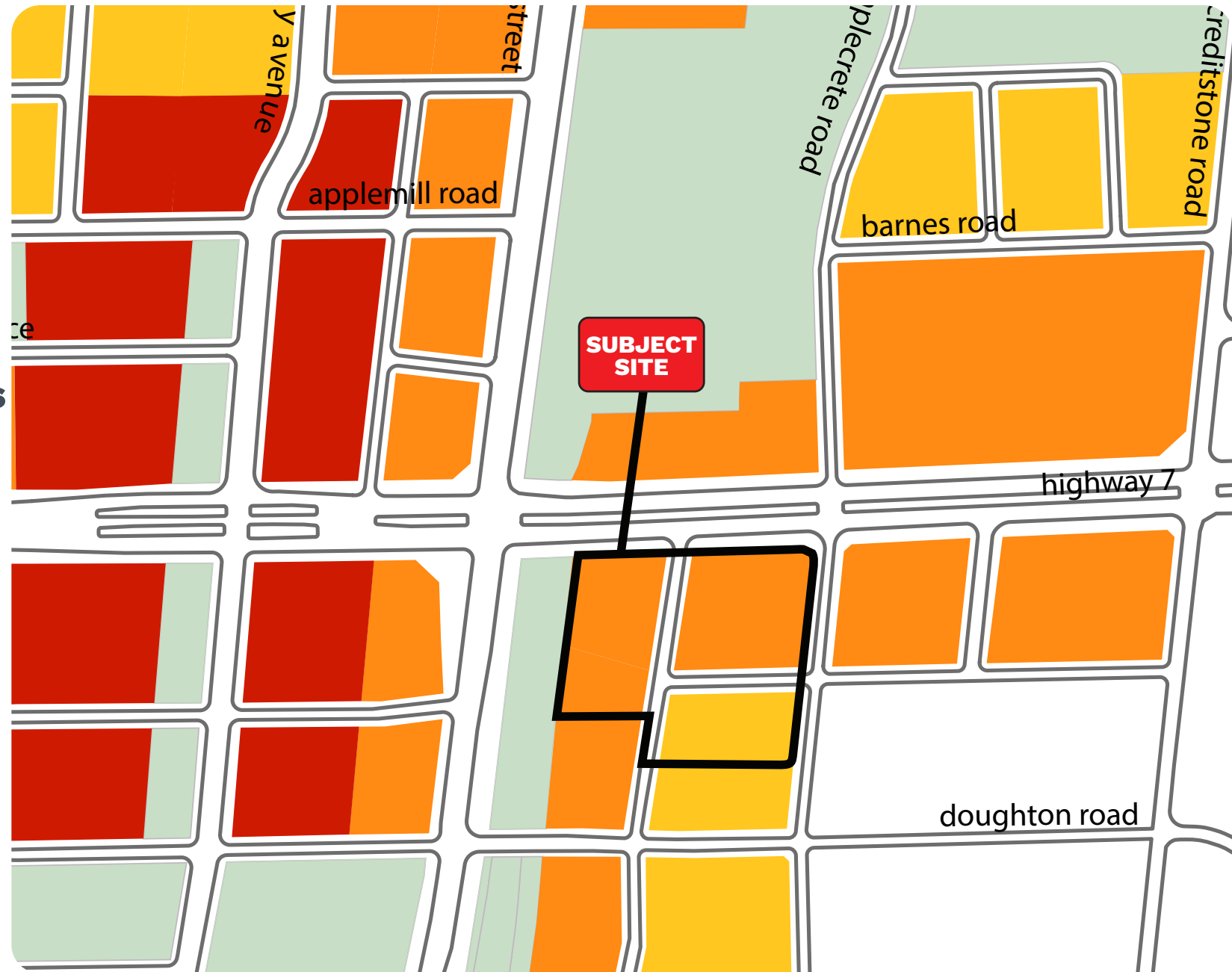


Vaughan Metropolitan Centre Secondary Plan

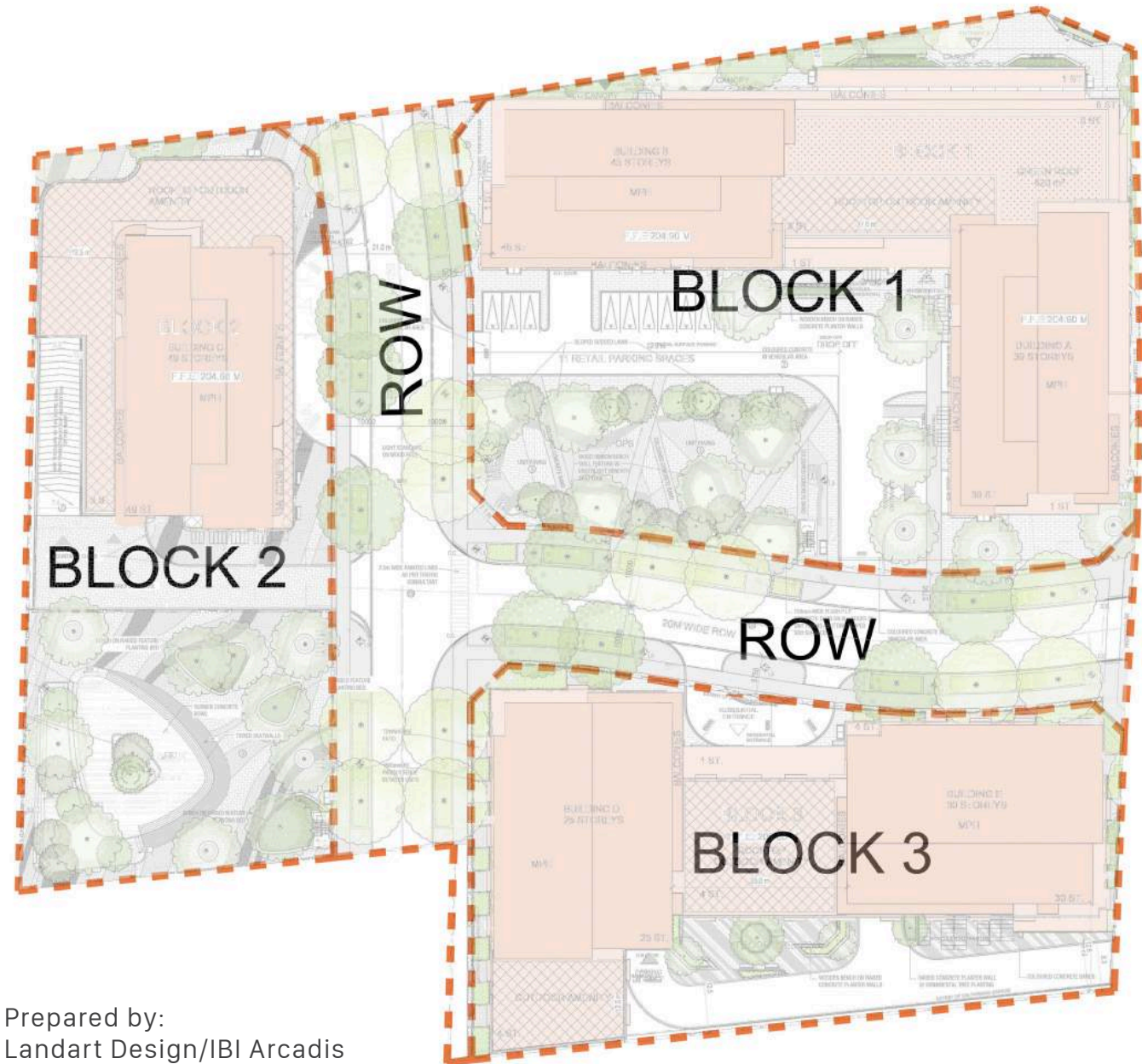
Schedule I Height and Density Parameters

LEGEND

-  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



Preliminary Phasing Considerations



Prepared by:
Landart Design/IBI Arcadis

Landscape Precedents

Create a flexible space that enhances the connection to Black Creek from the interior roads.

Multi-purpose plaza/flex space.

Designed to be an ever changing focal point of the site [elements and uses shift in unison with Black Creek and seasons]

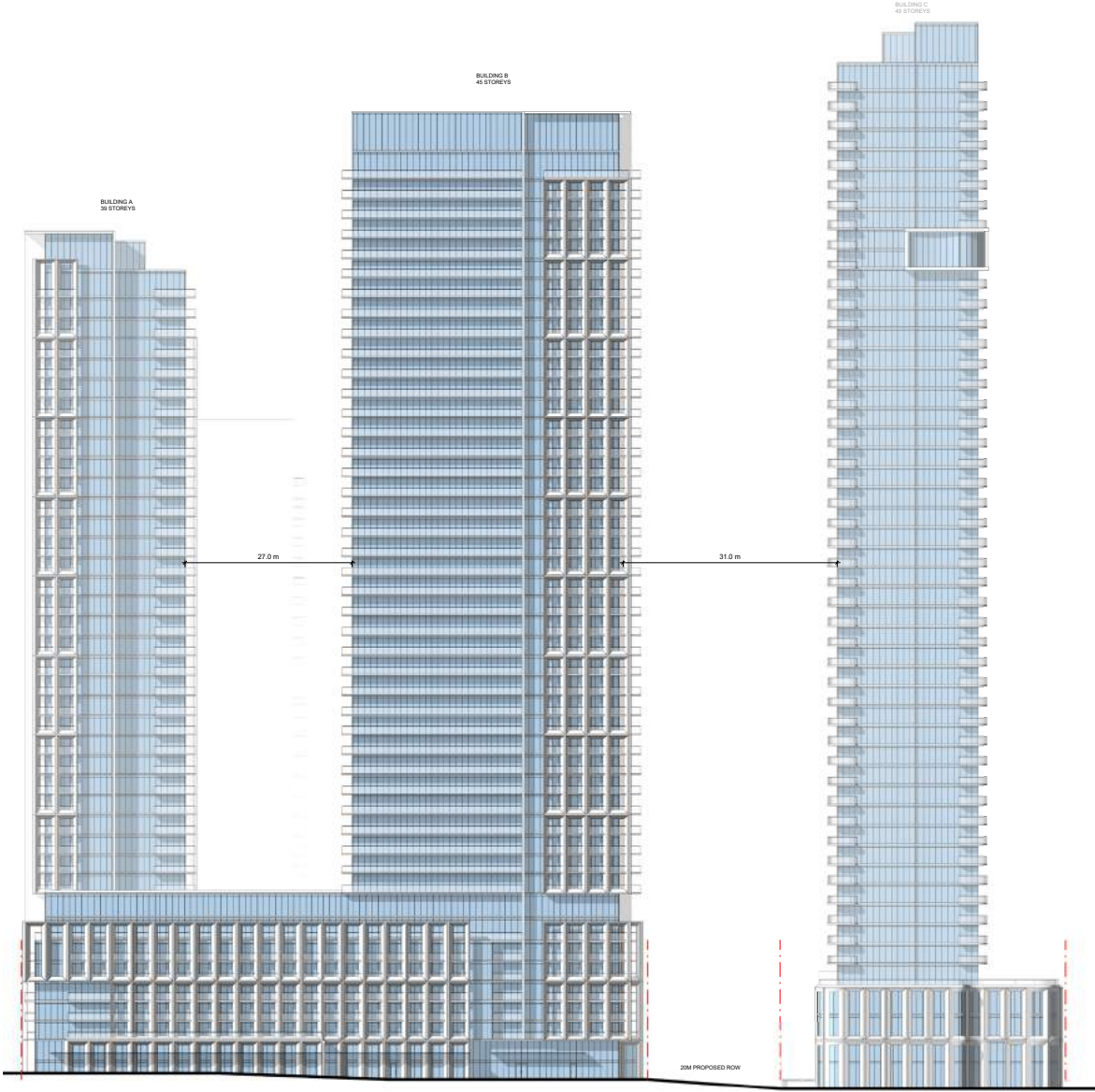
Form and design influenced by 'flowing' water.

The flow of the form creates movement/emphasis towards the Black Creek frontage.

Prepared by: Landart Design

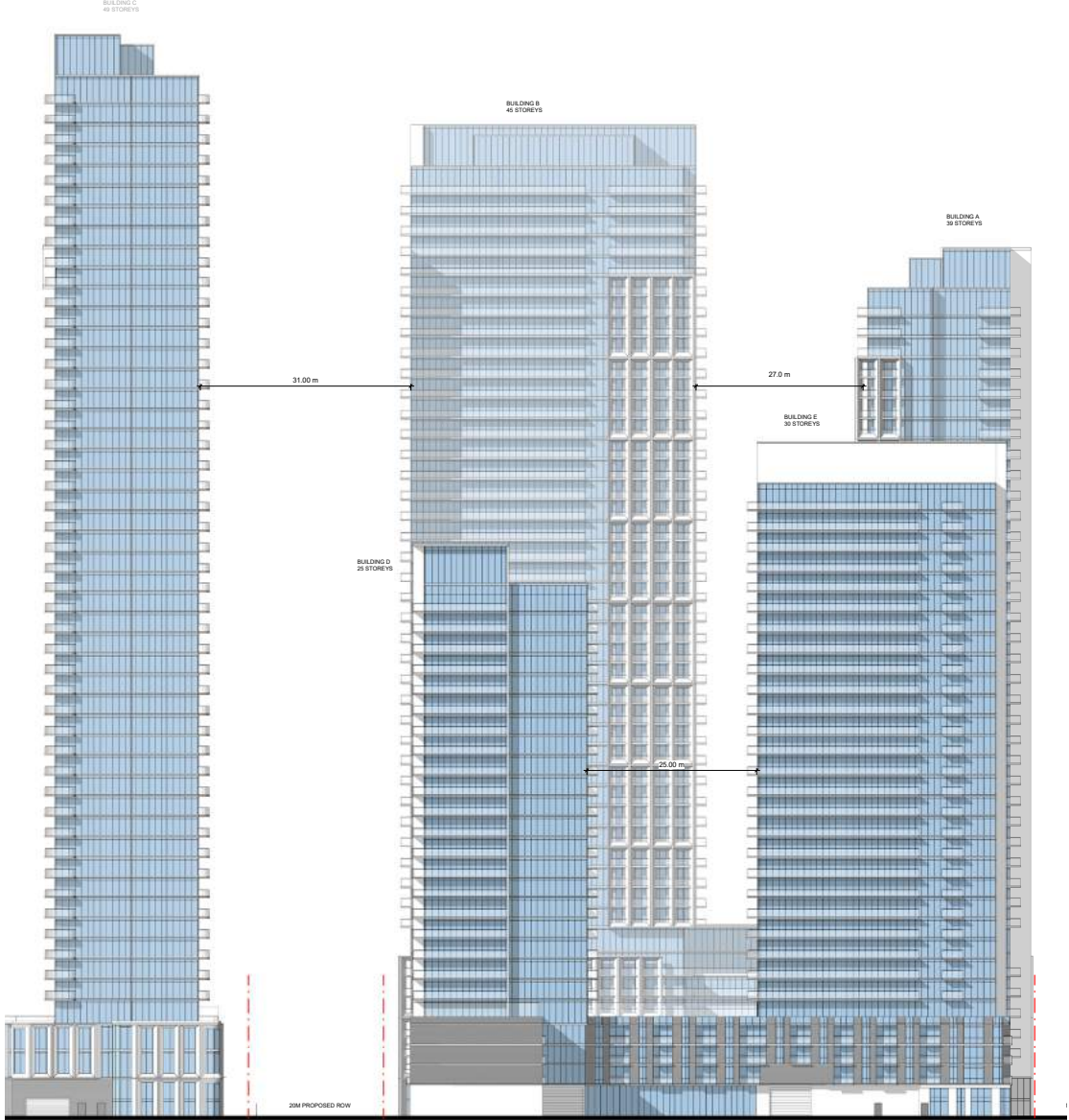


North Elevation

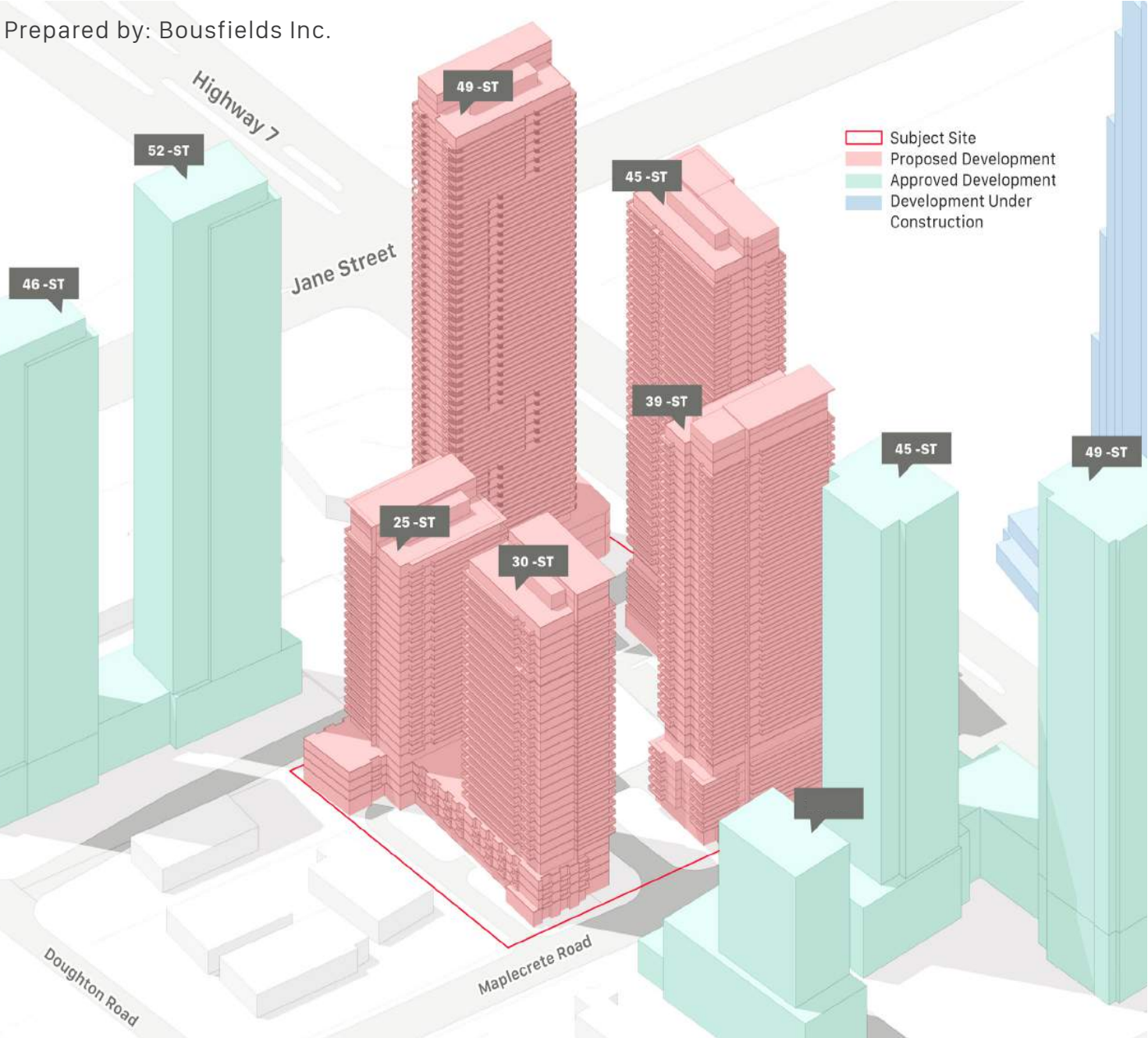


Prepared by: IBI Arcadis

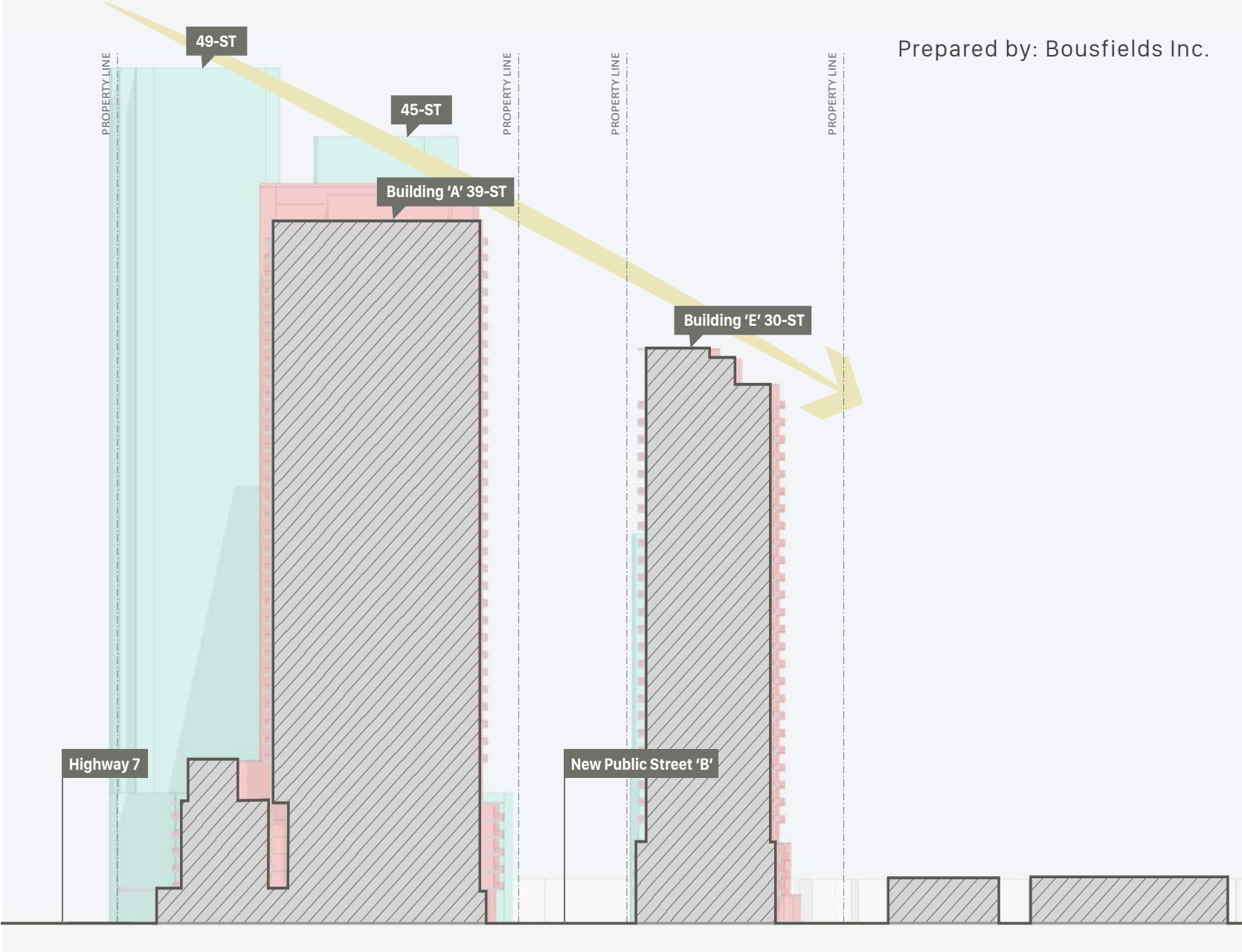
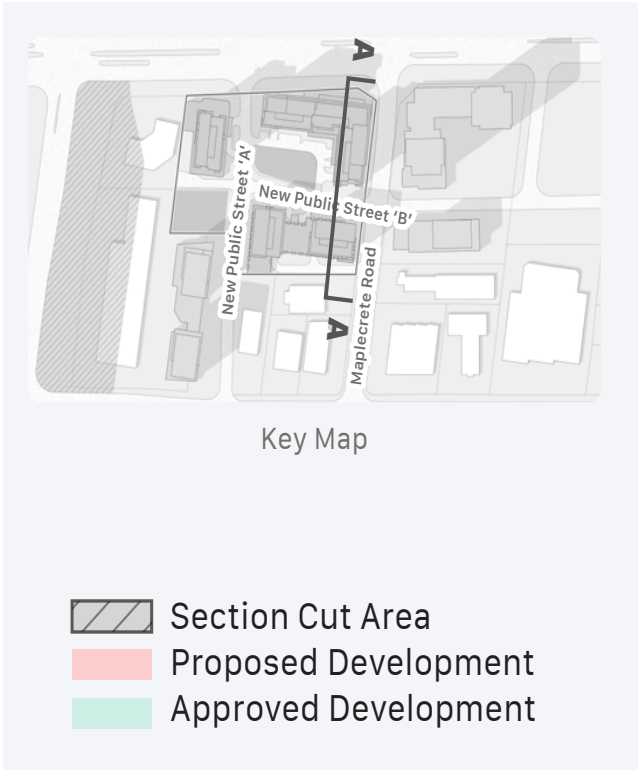
South Elevation



Proposed Massing (View Looking Northwest)



Section AA - Transition to Neighbouring Properties



Development Proposal



Draft Rendering Elevation - May 12th 2022 - Not for Public Circulation and Distribution

Presentation - Committee of the Whole Public Meeting - 2951 Highway 7 & 180/190 Maplecrete Road - City of Vaughan

An aerial night-time rendering of a modern high-rise development. The image shows several tall, rectangular buildings with glass facades, illuminated from within and with blue-tinted exterior lighting. The buildings are arranged in a cluster, with a central courtyard area featuring trees and landscaping. Surrounding the development are various urban elements: a multi-lane highway with light trails from traffic, parking lots filled with cars, and other commercial buildings. The overall scene is a vibrant depiction of a new urban project.

**2951 Highway 7
Thank You!
Questions?**