

10131 Weston Road, City of Vaughan

OZNER CORPORATION (SOUTH)



COMMUNICATION – C45

ITEM 3

Committee of the Whole (Public Meeting)

May 4, 2021



PUBLIC MEETING

May 4, 2021

HUMPHRIES PLANNING GROUP INC.

OP.11.011, Z.11.042 & DA.11.113

EXISTING CONTEXT

Legal Description:

Block 10, Block 272, Part of Lot 22

Registered Plan of Subdivision 65M-3898

Municipal Address:

10131 WESTON ROAD

Site Area:

0.87 hectares (2.16 acres)

Lot Frontage:

105 m - Weston Road

60 m - Retreat Boulevard

Existing Uses:

The northern part of Subject Site is occupied by a Temporary home sales office/structure and associated parking area. The southern limits of the Subject Site are vacant.



Figure 1: Aerial Map (Google Earth, 2020)

SITE LOCATION & AREA CONTEXT



Subject Site —   Bus stop

Figure 2: Context Map (Google Earth, 2020)

Original Submission

- December 19, 2011, original applications for OPA/ ZBA/ DA filed for a 12-storey residential apartment building containing 379 units with an FSI of 3.54.
- May 28, 2012, appeal of VOP 2010.
- July 22, 2013, appeal site-specific Official Plan and Zoning By-law Amendment and Site Development Applications to the LPAT for non-decision.

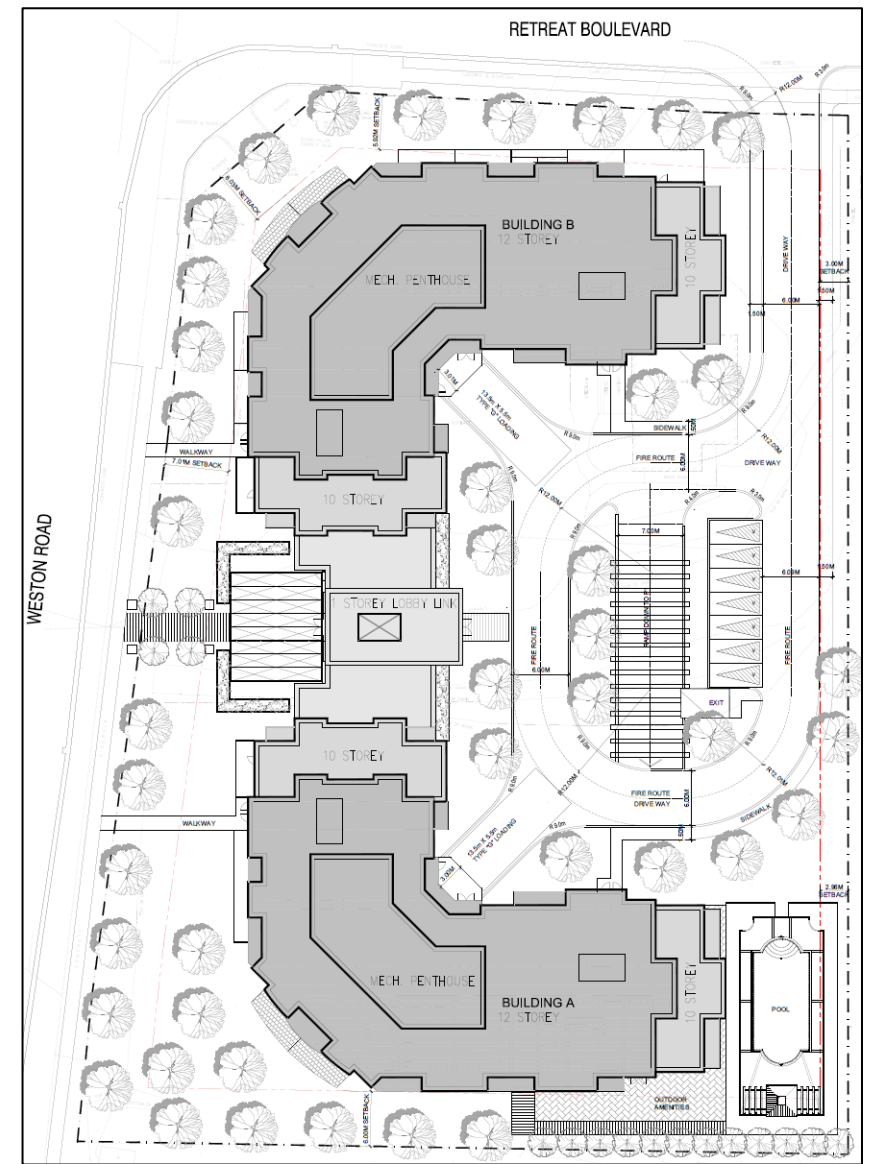


Figure 3: Original Site Plan (1st Submission, Dec., 19, 2011)

BACKGROUND

Re-Submission

- October 13, 2020, a Case Management Conference (CMC) was held requiring public consultation and resubmission of materials to the City.
- December 23, 2020, resubmission of revised Site Plan.
- June 1st, 2021, Issues List is due to LPAT.

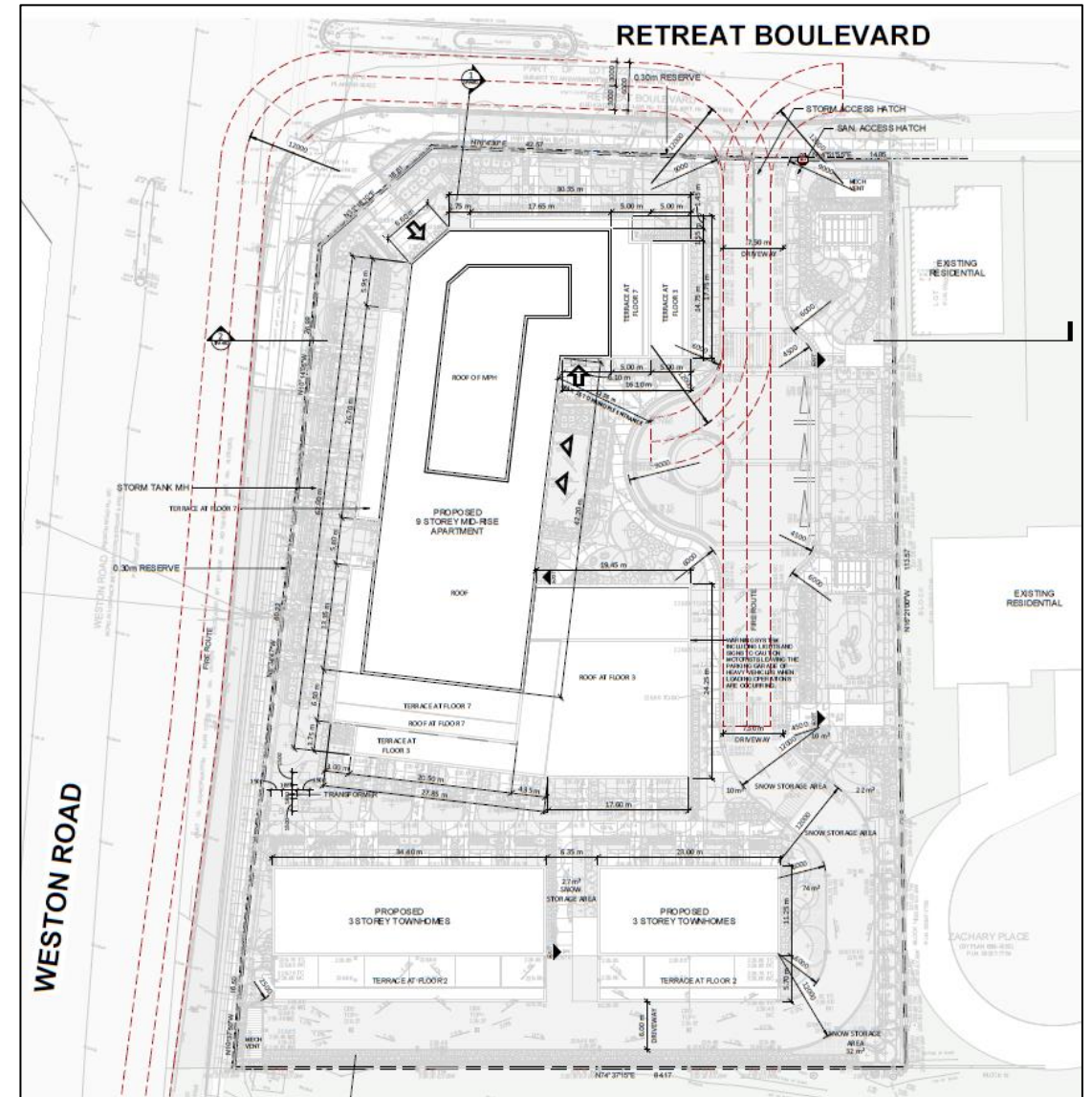
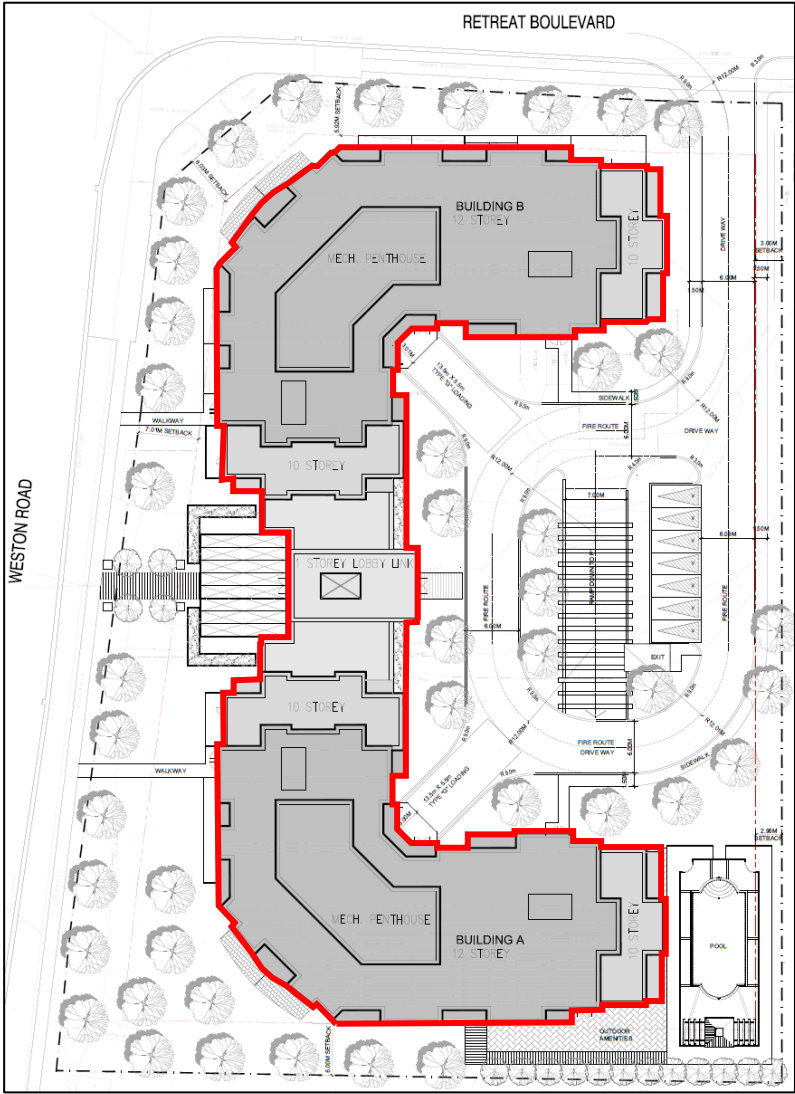


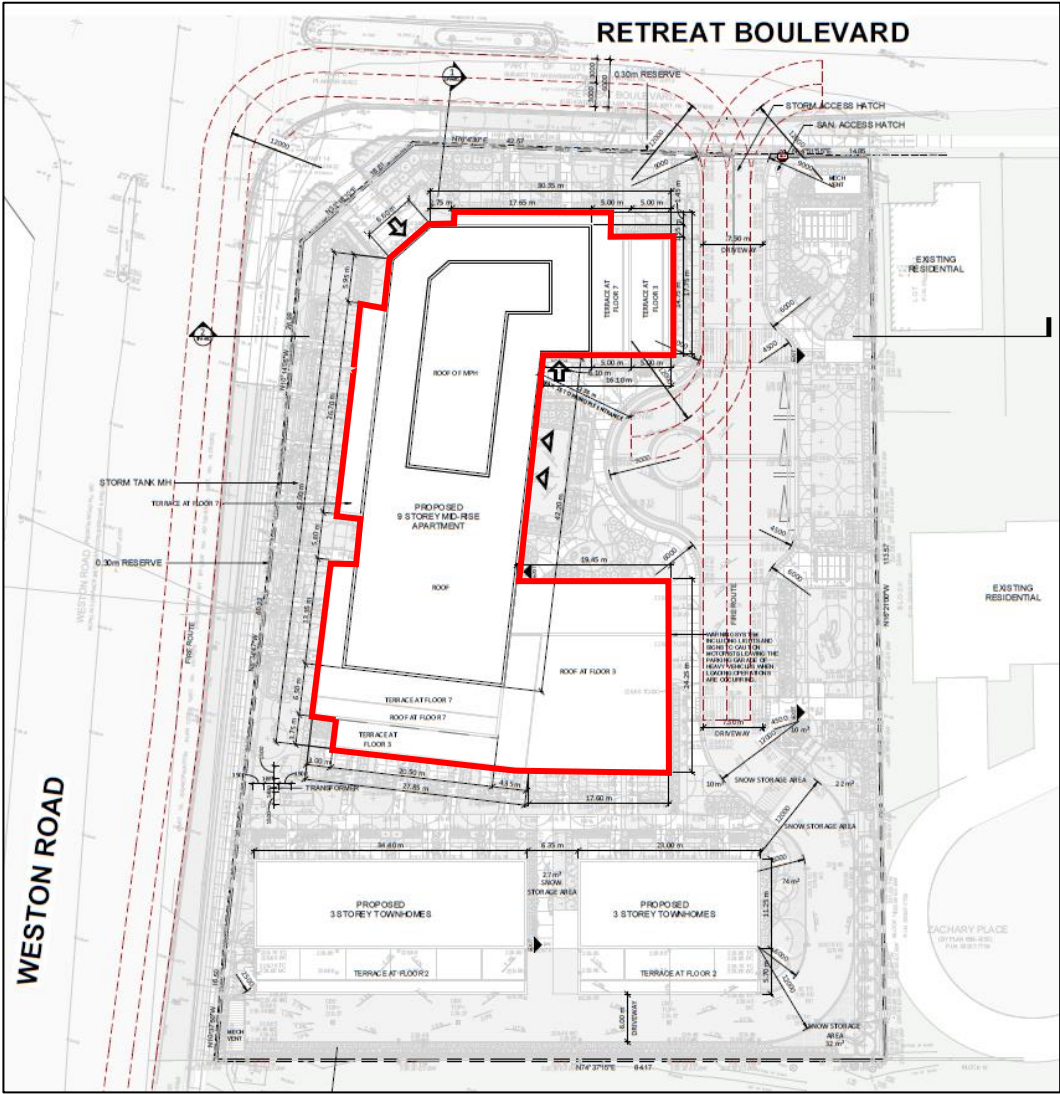
Figure 4: Site Plan (Submission, April 1, 2021)

BACKGROUND

December 19, 2011



April 1, 2021



POLICY FRAMEWORK

OPA#600 & #650 Vellore Village District Centre Tertiary Plan

- Subject Site is designated “Low-Rise Residential” area, per Schedule A – Vellore Village District Centre Plan of OPA 650.

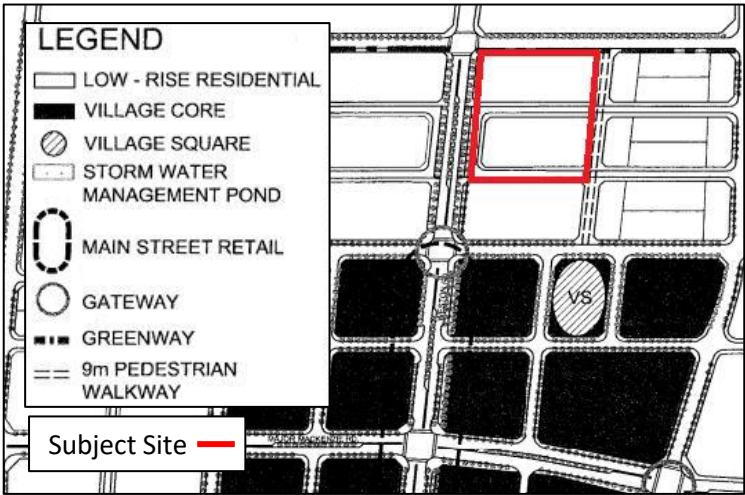


Figure 5: Schedule A – Vellore Village District Centre Plan (OPA 650)

City of Vaughan Official Plan, 2010

- Subject Site is designated “Mid-Rise Mixed Use” area, per Schedule 13-I – Land Use.
- “Mid-Rise Mixed Use” designation permits a mix of residential, retail, community and institutional uses with a building height of 6 storeys and 2 FSI.

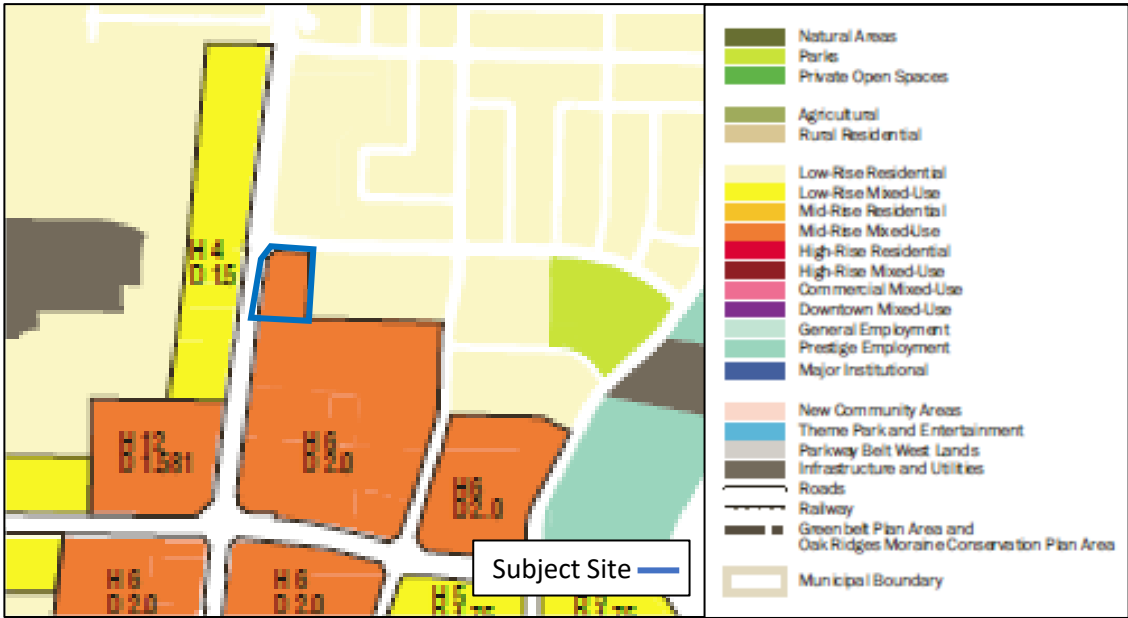


Figure 6: Schedule 13-I – Land use (City of Vaughan Official Plan, 2010)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

- Subject Site is zoned 'RT1' – Residential Townhouse' Zone and 'C3 – Local Commercial' Zone, per Zoning By-law 1-88.
- 'RA3 – Residential Apartment' Zone will replace the current zoning categories to permit high density residential uses, with site specific exceptions in order to implement the proposed development.

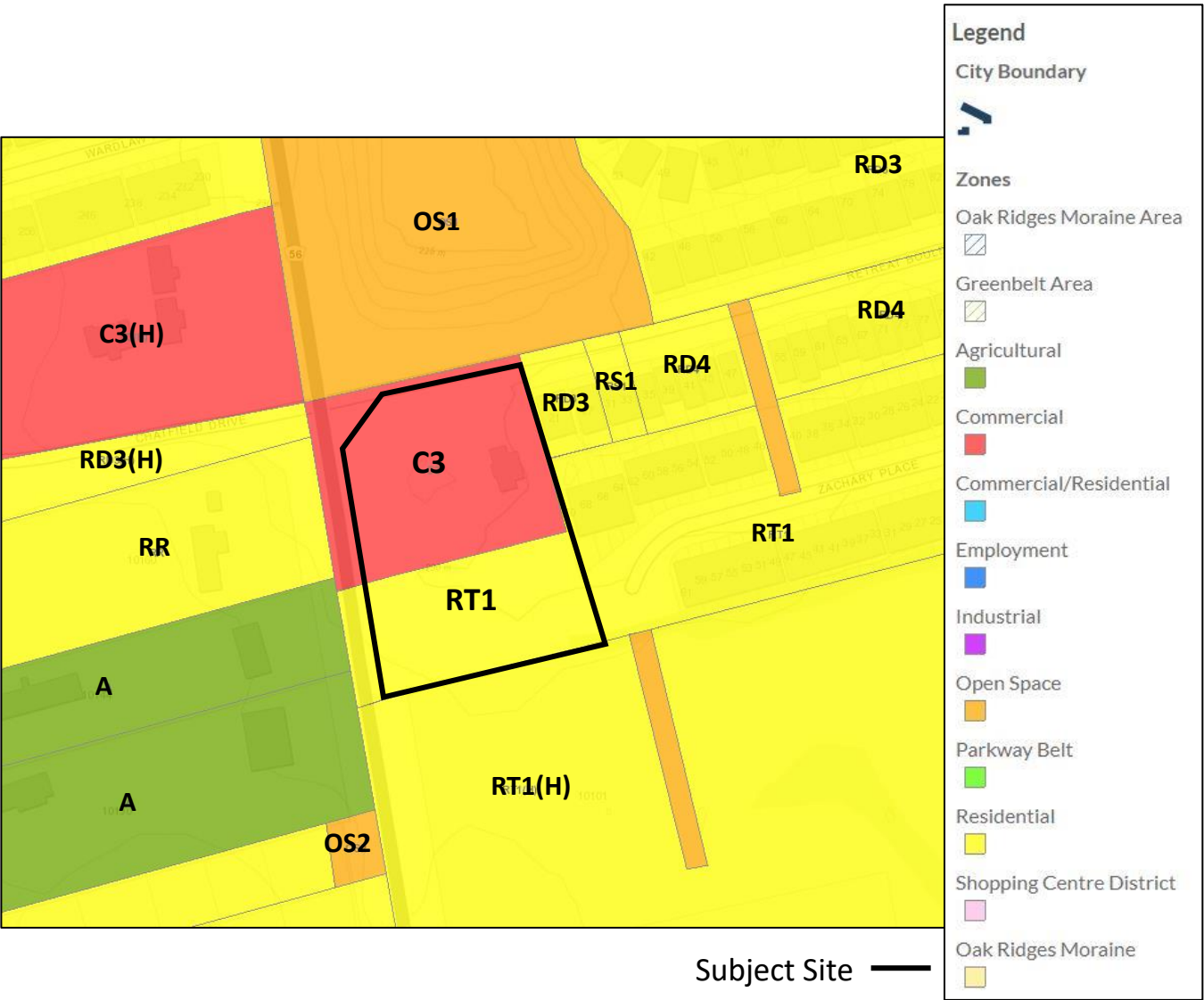





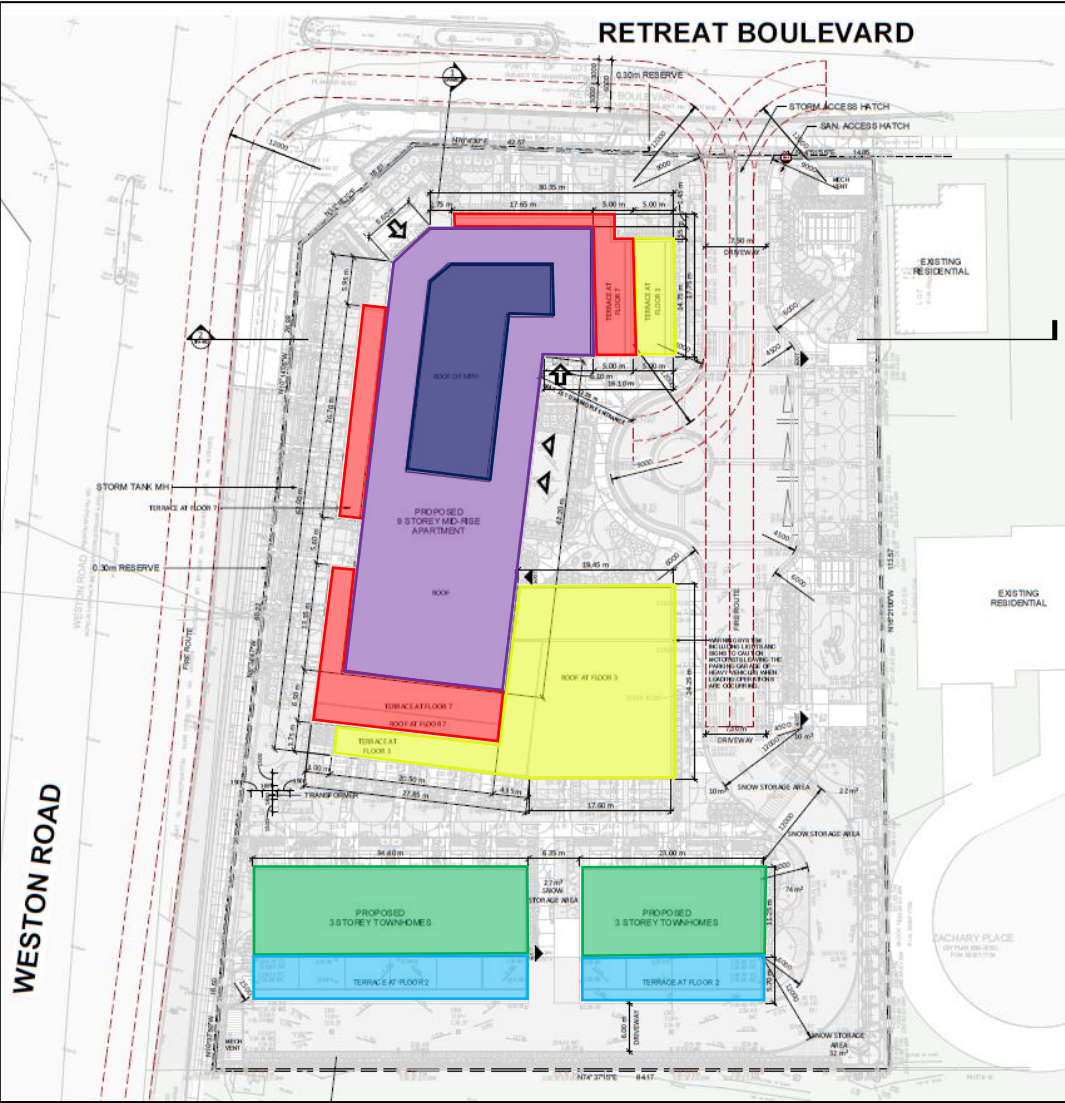


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan)

DEVELOPMENT PROPOSAL

Unit Breakdown		Unit Mix
Total Units	202 units	100%
Mid-Rise Building	192 Units	
Studio	3 units	1.6%
1 Bedroom	52 units	60.4%
1 Bedroom + Den	64 units	
2 Bedroom	46 units	33.9%
2 Bedroom + Den	19 units	
3 Bedroom	8 units	4.2%
Townhouse Dwellings	10	
3 Bedroom	10	

Mid-Rise Building	
	Floors 1-2
	Floors 3-6
	Floors 7-9
	Mech. PH
Townhouse Dwellings	
	Floor 2
	Floor 3



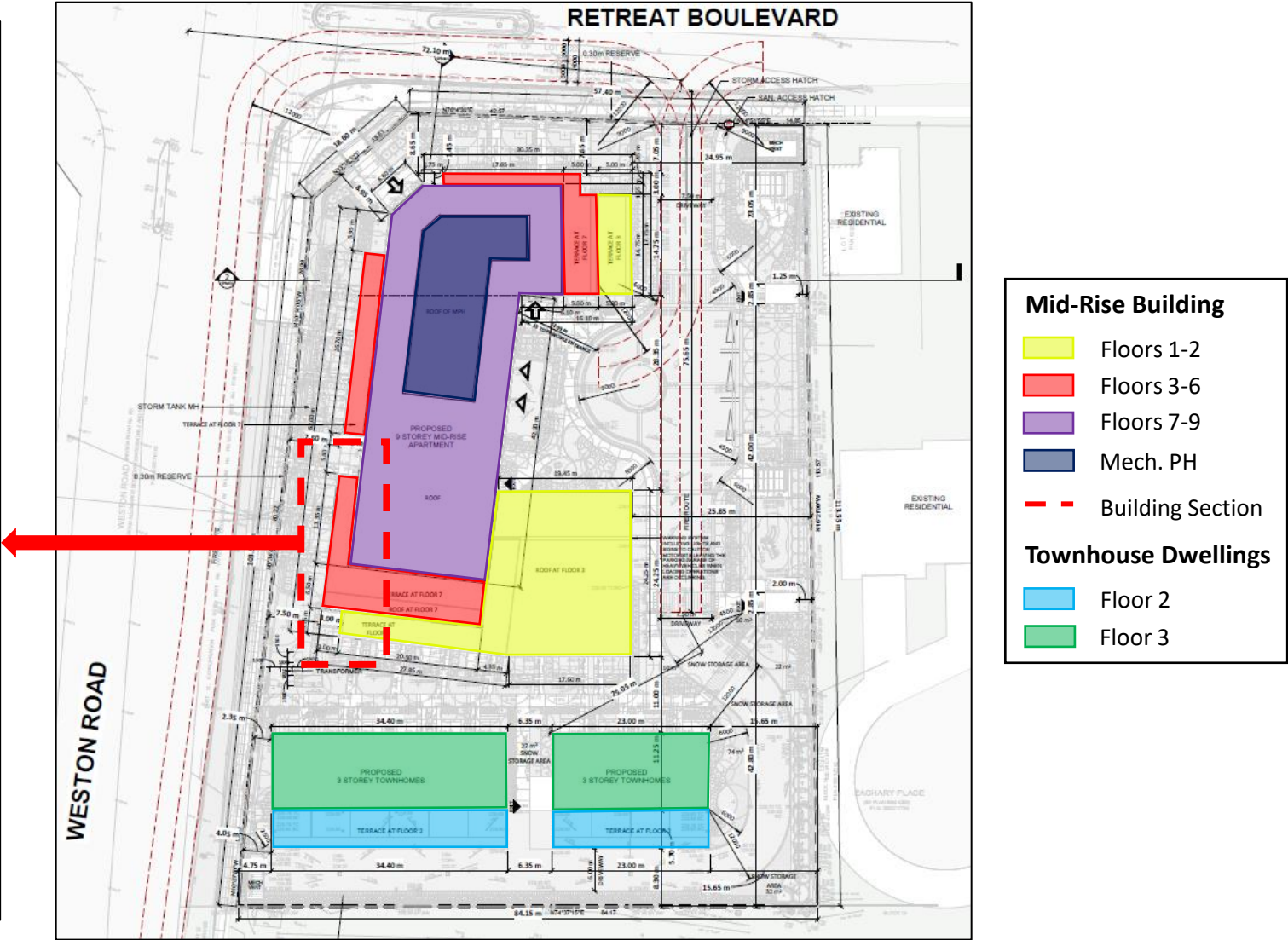
Development Summary

Total Site Area	8,743.10 sq.m
Total Residential GFA	15,640.70 sq.m
Apartment Residential:	13,445.20 sq.m
Townhouse Residential:	1,937.40 sq.m
Total FSI	1.86
Apartment Residential:	1.60
Townhouse Residential:	0.22
Indoor Amenity:	0.03
Total Amenity Area	1,084.10 sq.m
Indoor Amenity:	258.10 sq.m
Outdoor Amenity:	826.00 sq.m
Building Height	9 storeys
Landscaped Area	43.5%
Paved Area	22.5%
Parking Statistics	
Vehicular Parking	251 spaces
Floor 1:	23 spaces
U/G Level 1:	228 spaces
Accessible Parking	8 spaces
Bicycle Parking	119 spaces
Short term:	23 spaces
Long term:	96 spaces

BUILDING SETBACKS

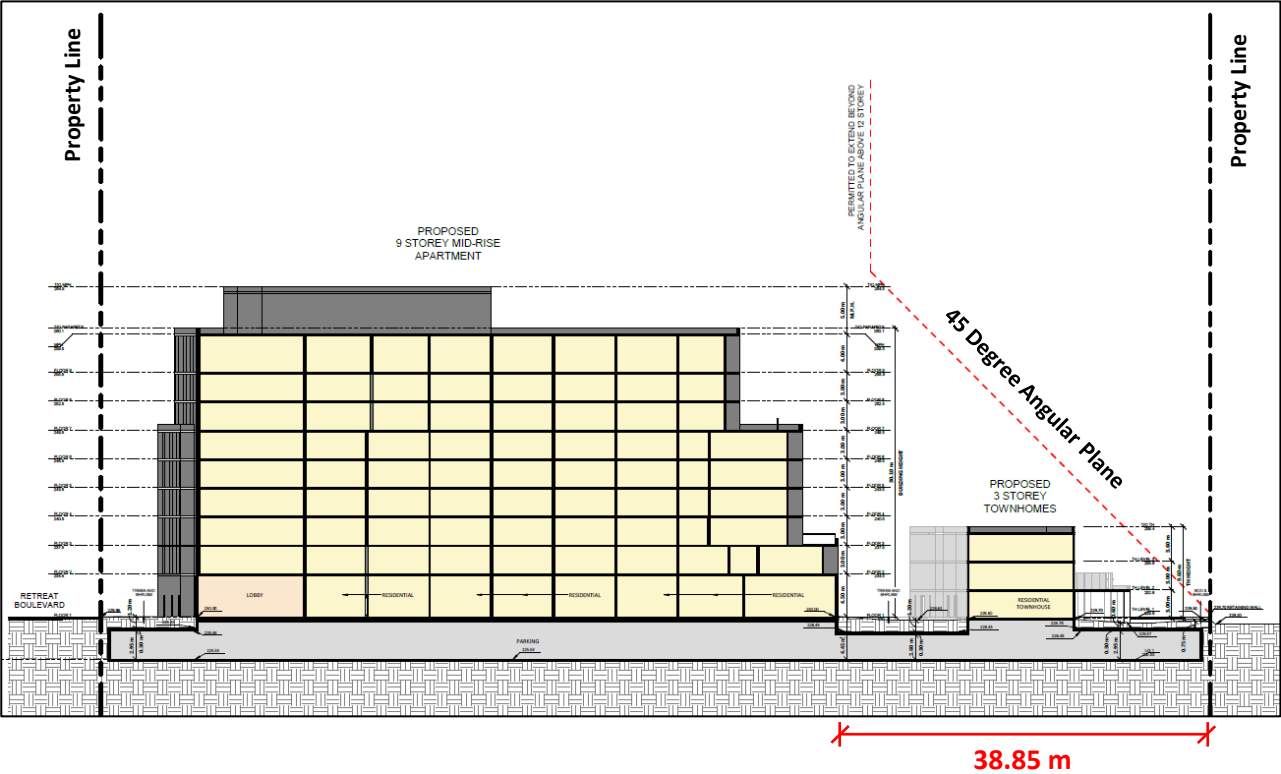


View from Weston Road looking east

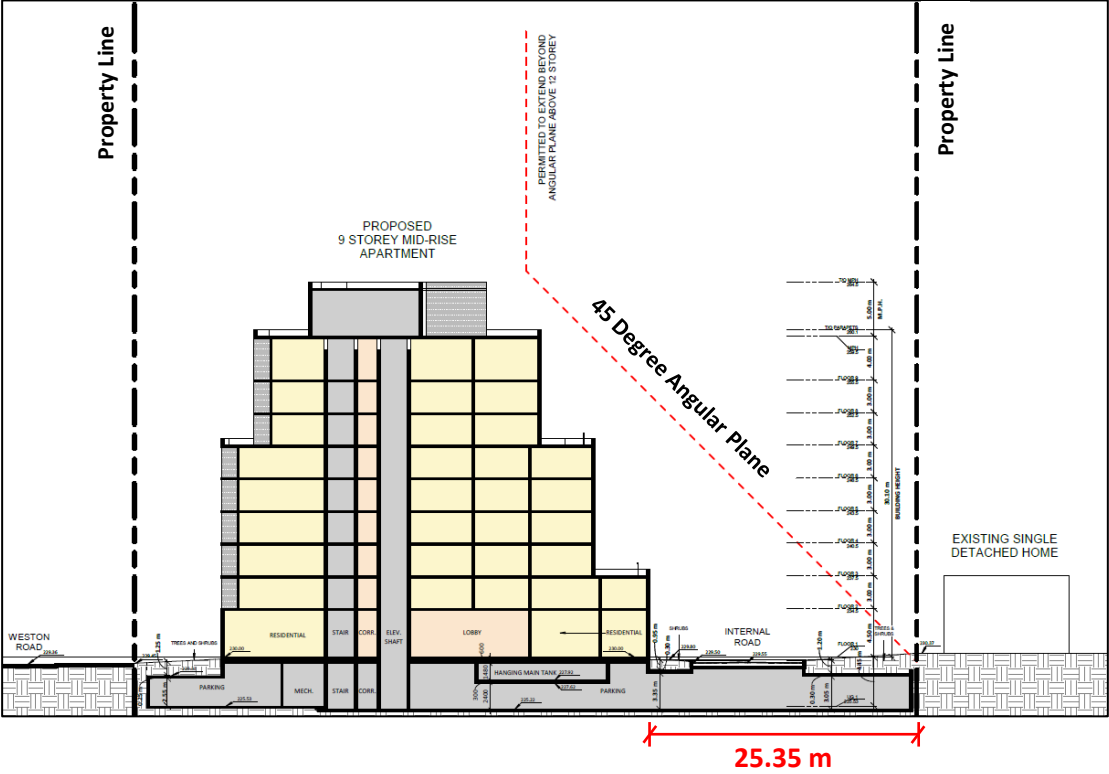


BUILDING SECTIONS

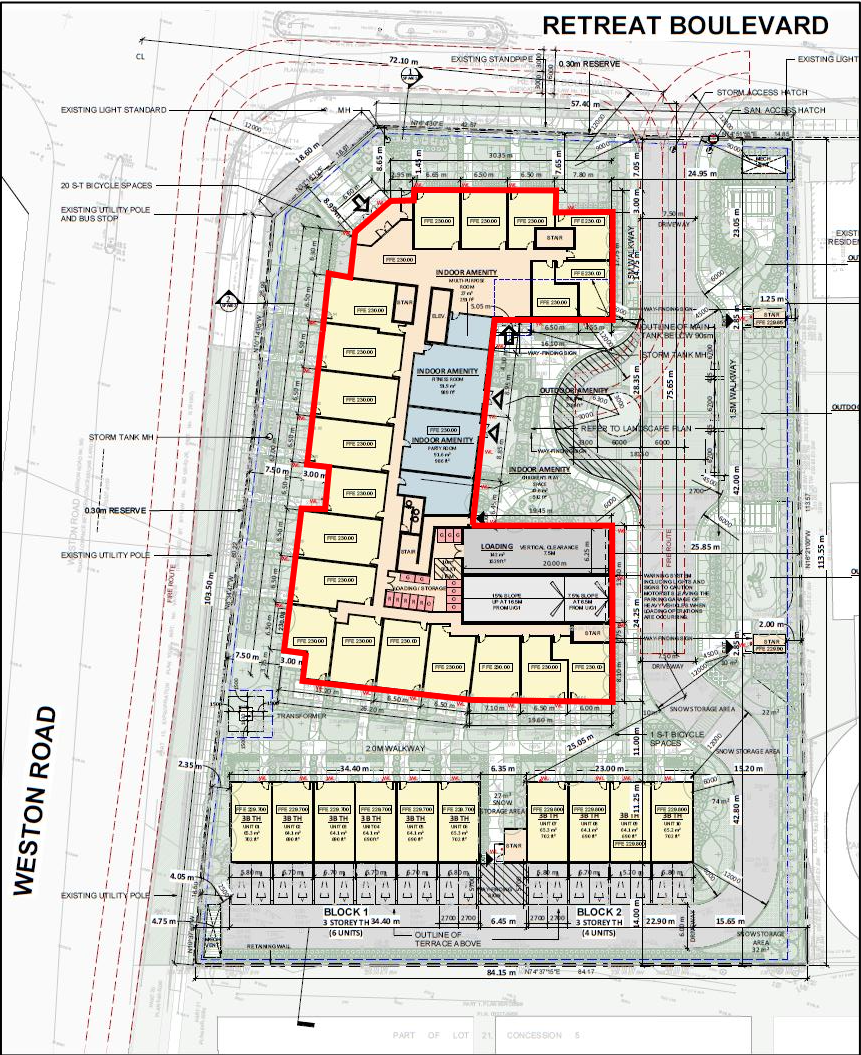
North-South Section



East-West Section

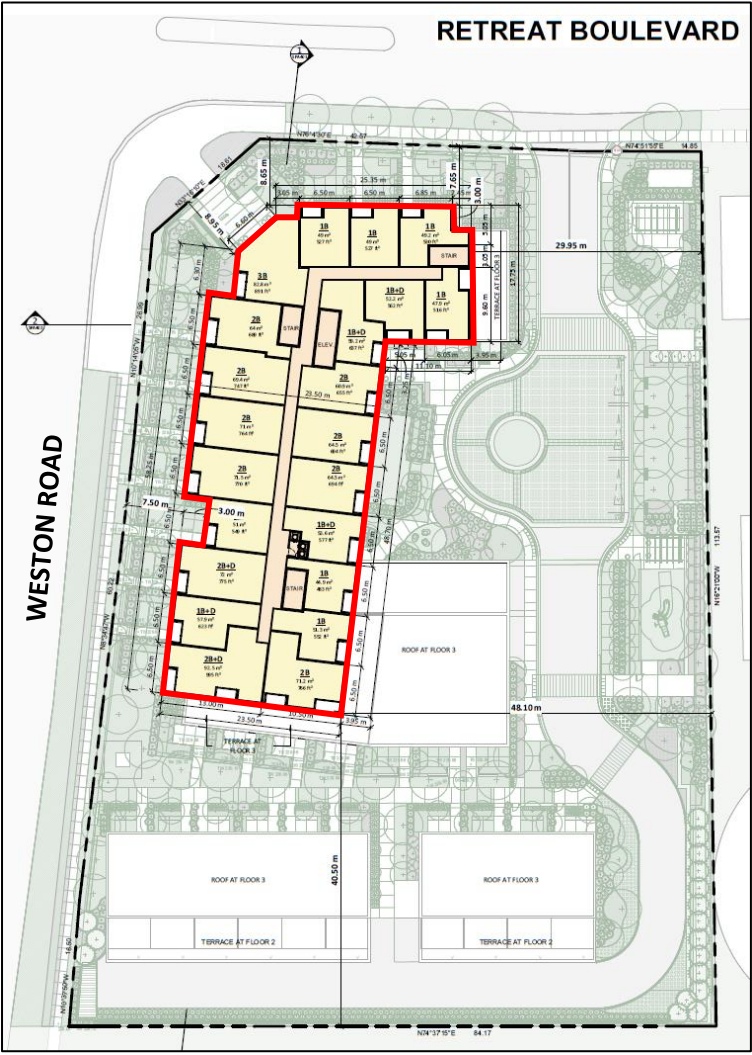


FLOOR PLANS

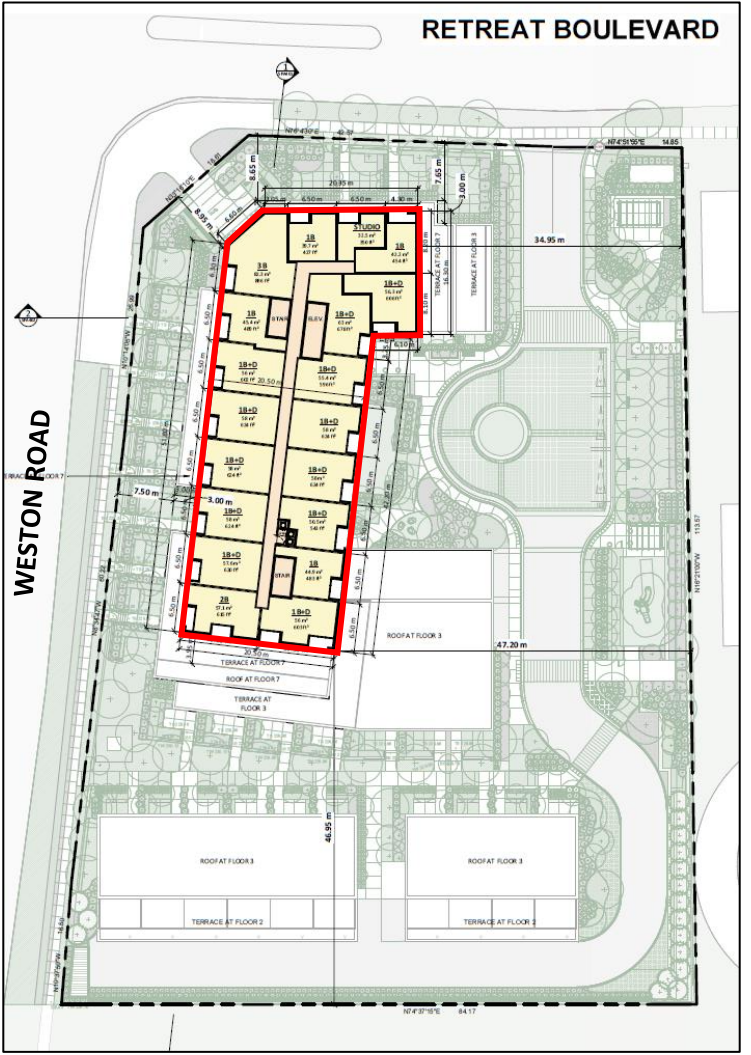


— Building outline

Floor 1

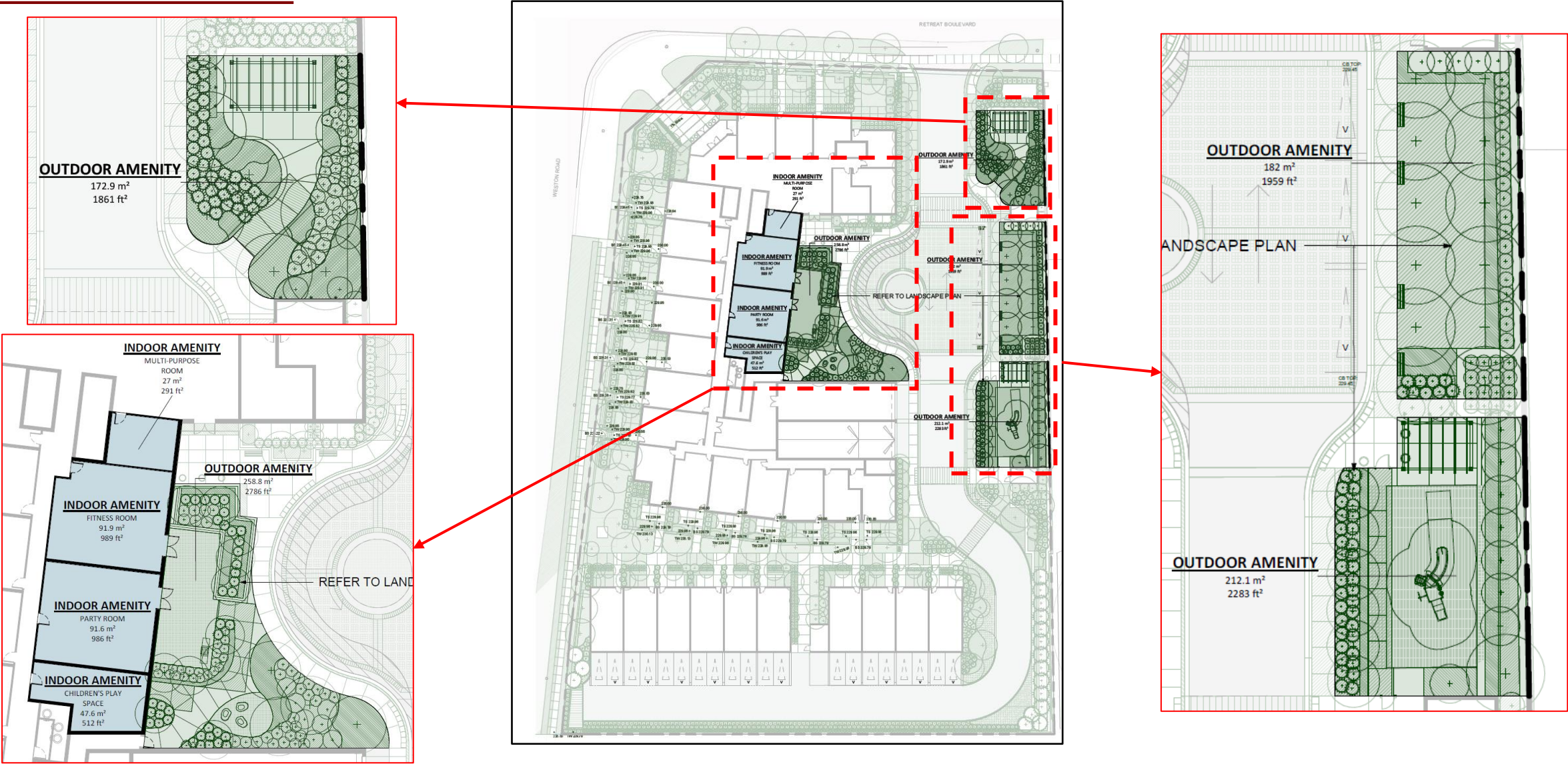


Floor 4-6



Floor 7-9

AMENITY AREAS



RENDERINGS



View from Weston Road and Retreat Blvd. looking south east

RENDERINGS



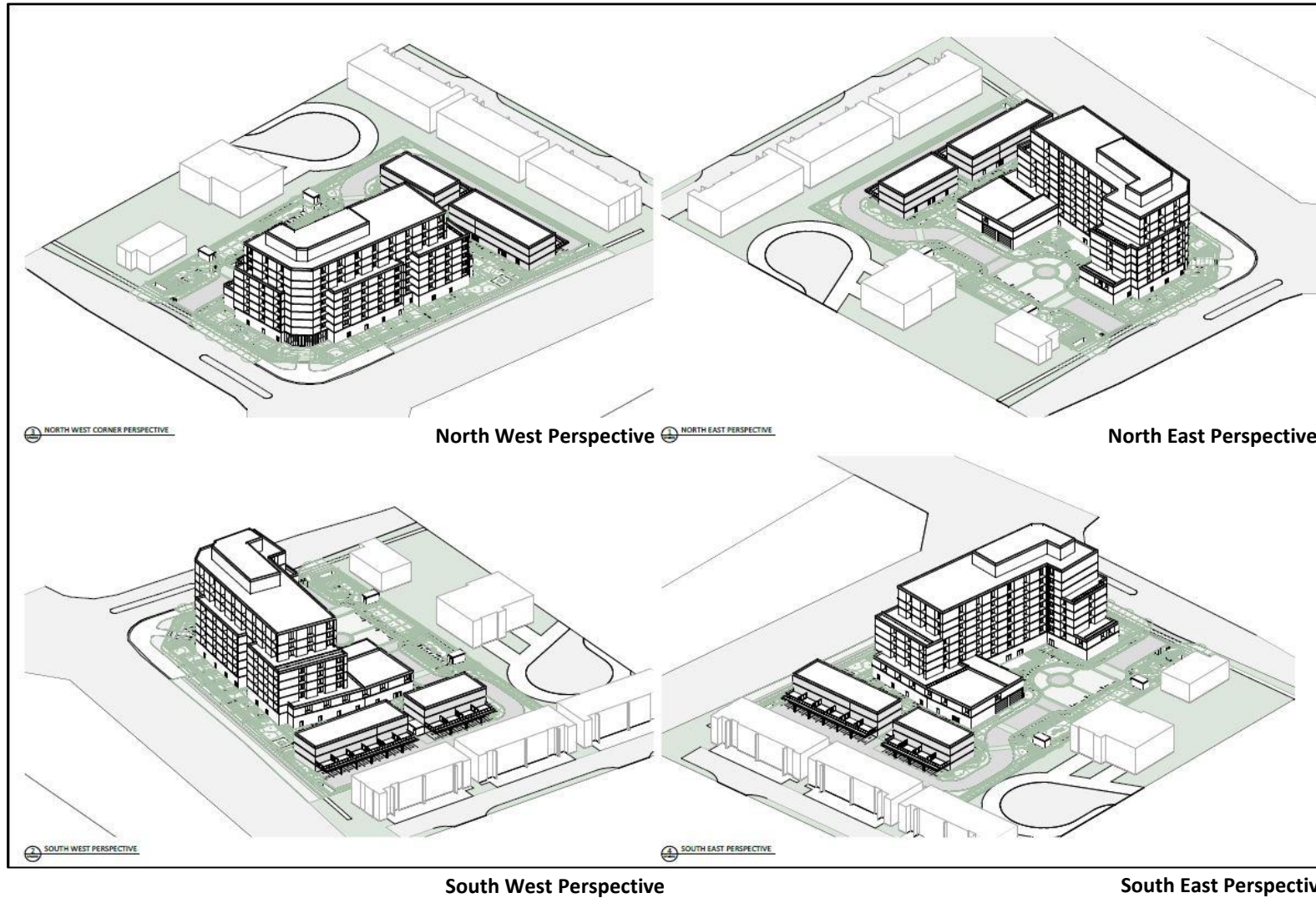
View from Retreat Blvd. looking south west

RENDERINGS



View from Weston Road looking east

3D PERSPECTIVES



STUDIES COMPLETED

- **Sun/Shadow Analysis**, prepared by Turner Fleischer, dated March 31st, 2021;
- **Environmental Impact Report**, prepared by Dillion Consulting, dated December 15, 2020;
- **Transportation Impact Study**, prepared by IBI Group, dated March 31st, 2021;
- **FSR-SWM Report**, prepared by Lithos Group Inc., dated March 31st, 2021;
- **Noise and Vibration Report**, prepared by Jade Acoustics, dated December 17th, 2021;
- **Phase One Environmental Site Assessment**, prepared by Soil Engineers Ltd., dated December 18, 2020;
- **Arborist Report**, prepared by Baker Turner Inc., dated March 31, 2021;
- **Planning and Urban Design Report**, prepared by Humphries Planning Group Inc., dated December 2020; and
- **Community Services and Facilities Study**, prepared by Humphries Planning Group Inc., dated December 2020;

THANK YOU