

Communication: C5
Committee of the Whole (PM)
February 28, 2023
Item #5



25 Interchange Way, Vaughan

Intergreen Development (BT) Inc.
Official Plan Amendment & Zoning By-law Amendment

PUBLIC MEETING
February 28th, 2023

MALONE GIVEN PARSONS LTD.

25 Interchange Way

- Subject Lands located on the northeast corner of Interchange Way (North-South) and Interchange Way (East-West)
- Located within the VMC
- Area: 1.42 hectares (3.52 acres)
- 170 m of frontage on Interchange Way (N-S)
- 85 m of frontage on Interchange Way (E-W)

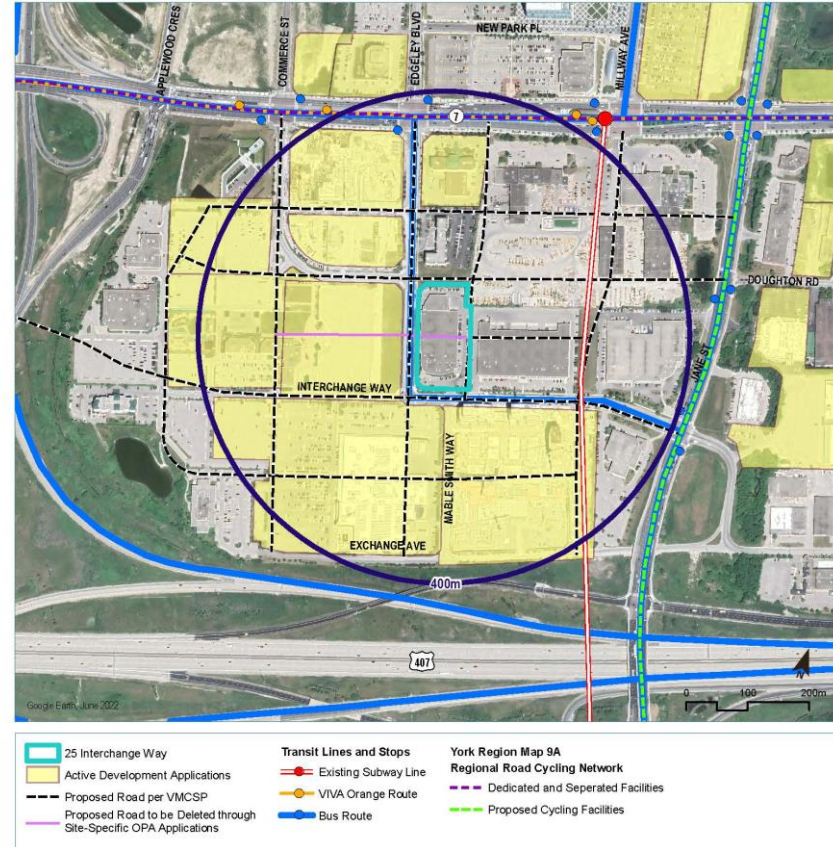


 **SUBJECT LANDS**
25 Interchange Way
Vaughan, ON



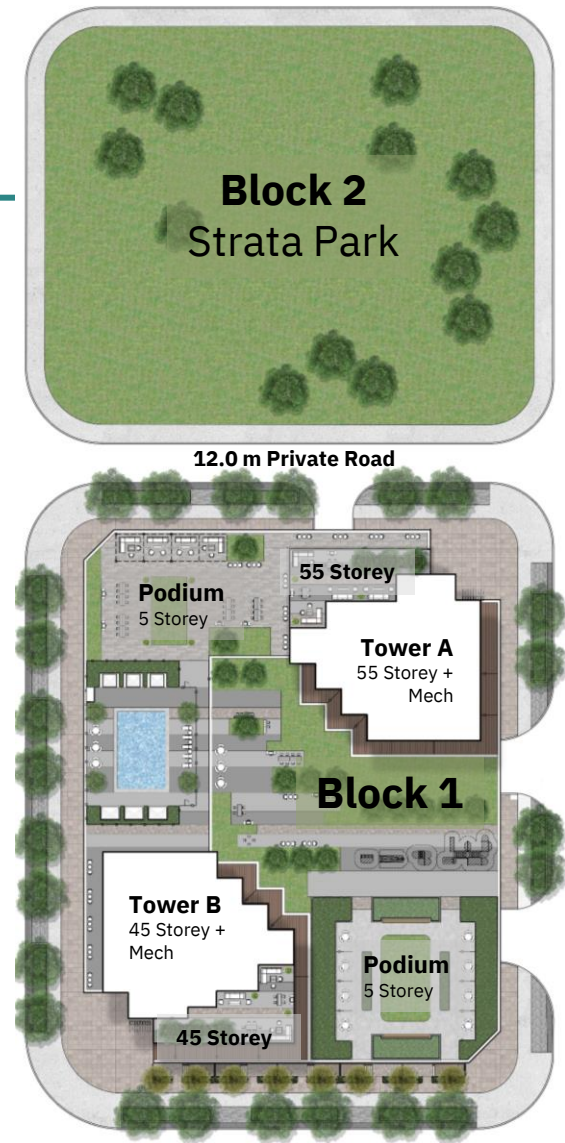
Site Context

- Located 300 m south of Highway 7, and 500 m southwest of the VMC Subway Station
- Served by local and regional transit routes including TTC Line 1, VIVA Blue, and ZUM Route 501
- Multiple applications underway for development in the VMC
- Approved surrounding heights: 13-59 Storeys

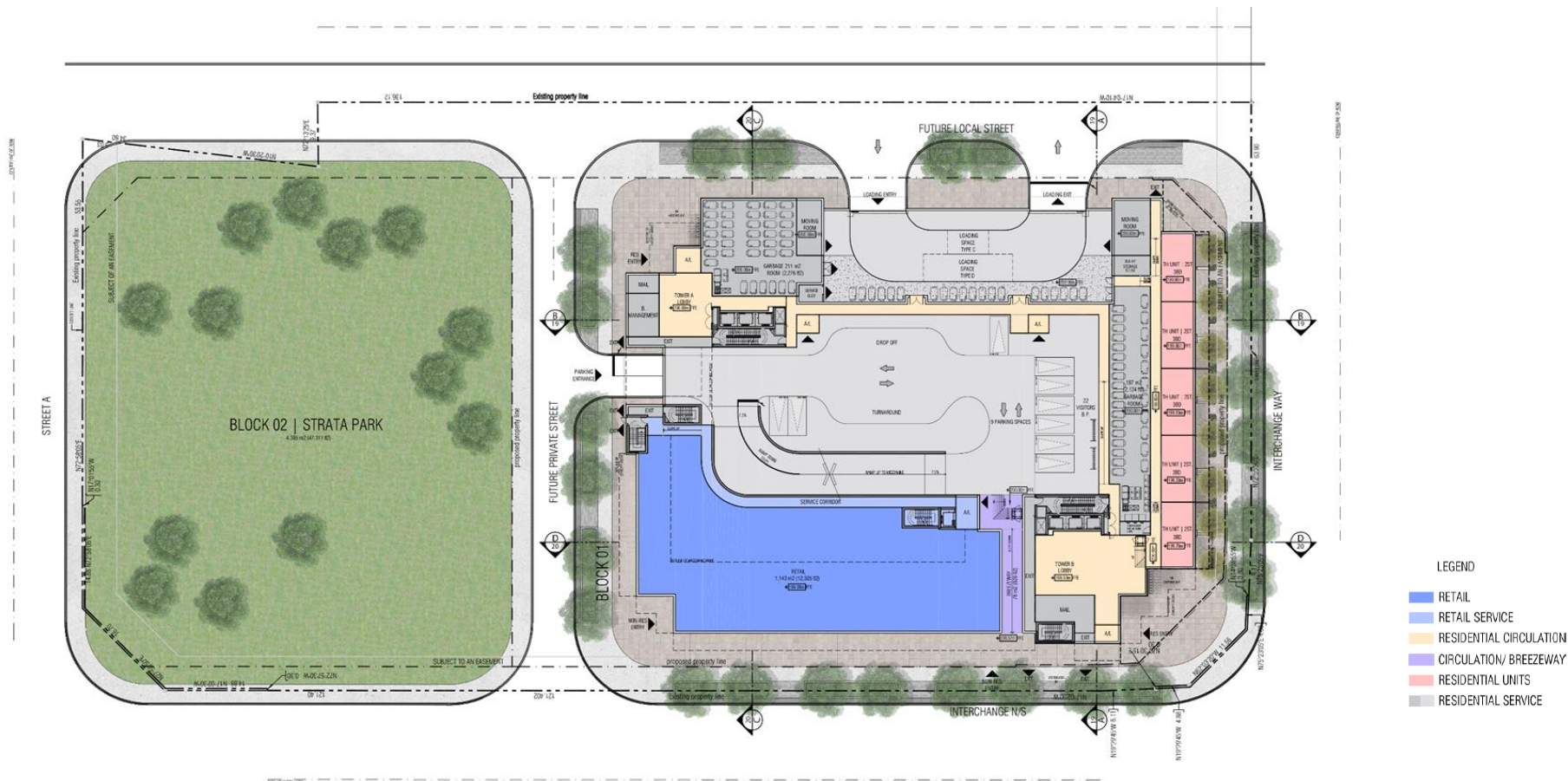


Proposed Concept

- Official Plan and Zoning Bylaw Amendment Applications to facilitate development
- Block 1: High-rise mixed-use condominium
 - 55 and 45 storeys atop a podium (4 and 5 storeys)
 - 1,084 units, including 5 townhouse units
 - 1,593 m² of retail space at grade along the Interchange Way (N-S) frontage
- Block 2: 0.418 ha Strata Park
- Underground parking spanning the entirety of the site
- 12.0 m Private Road (East-West) bisecting Blocks 1 & 2



Proposed Concept – Ground Floor Plan



East & West Elevations



Renderings



Official Plan Amendment

- **Vaughan Metropolitan Centre Secondary Plan**
 - Existing Designation: South Precinct and Major Parks and Open Spaces
 - Maximum Height: 25 Storeys
 - Maximum Density: 4.5 FSI
 - Proposed Designation: to add site specific provisions (Area 'X' on Schedule K of the VM CSP), including:
 - Maximum Height: 55 Storeys
 - Maximum Density: 7.74 FSI
 - To replace public local road bisecting site with a 12.0 m private road
 - Permit a strata park and parking underground, and 100% parkland dedication credit for the strata park

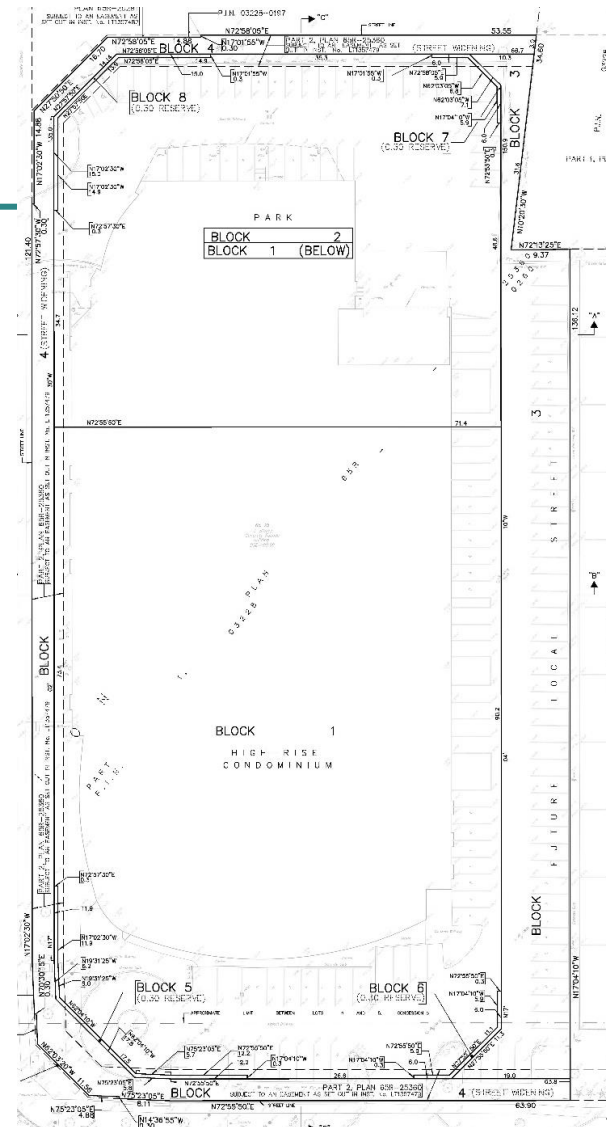
Zoning Bylaw Amendments

- **Zoning Bylaw 1-88**
 - Rezone from: EM1 – Prestige Employment Zone, Exception 9(957)
 - To: C9 – Corporate Centre Zone and OS2 – Open Space Park with site specific exceptions
- **Zoning Bylaw 001-2021**
 - Rezone from: Vaughan Metropolitan Centre South Zone - V2-S(5-25)-D(2.5-4.5) Exception 635 and OS1 Public Open Space Zone Exception 635
 - To: Vaughan Metropolitan Centre South Zone V2-S(45-55)-D(5-7.74), and Public Open Space Zone OS1 with site specific exceptions
- **Permissions Sought:**
 - Permit podium townhouse dwellings and a strata park
 - Revised parking ratios
 - Maximum height: 55 Storeys
 - Maximum Density: 7.74 FSI

Draft Plan of Subdivision

- Meets all the criteria of Section 51(24) of the Planning Act
- Breaks site into blocks:

Block	Area
Block 1 (High-Rise Condominium)	0.73 ha (1.80 ac)
Block 2 (Strata Park)	0.418 ha (1.08 ac)
Block 3 (Future Local Street, N-S)	0.160 ha (0.41 ac)
Block 4 (Street Widening, E-W)	0.110 ha (0.22 ac)
Block 5 (0.30 m Reserve)	0.002 ha (0.005 ac)
Block 6 (0.30 m Reserve)	0.001 ha (0.002 ac)
Block 7 (0.30 m Reserve)	0.001 ha (0.002 ac)
Block 8 (0.30 m Reserve)	0.001 ha (0.002 ac)
Total	1.423 Ha (3.52 ac)



Planning Analysis

- Technical studies completed indicate no adverse impacts to surrounding properties:
 - Sun Shadow Analysis
 - Noise Report
 - Pedestrian Level Wind Study
- Design elements will be determined and employed at the detailed design stage, subject to further study.
- Implements the policies of:
 - Growth Plan for the Greater Golden Horseshoe;
 - York Region Official Plan;
 - City of Vaughan Official Plan;
 - Vaughan Metropolitan Centre Secondary Plan, and;
 - is consistent with the Provincial Policy Statement.



ANY QUESTIONS?